



Prudential Douglas Elliman Real Estate

MANHATTAN MARKET REPORT 1996-2005

10-YEAR SALES TREND ANALYSIS



Prepared by:

MILLER SAMUEL INC.
REAL ESTATE APPRAISERS & CONSULTANTS

MANHATTAN MARKETS

Uptown Co-ops and Condos **56**

Harlem/East Harlem Co-ops and Condos **57**

**Hamilton/
Morningside Heights** Co-ops and Condos **58**

Washington Heights Co-ops and Condos **59**

Fort George Co-ops and Condos **60**

Inwood Co-ops and Condos **61**

West Side Co-ops **32** Condos **33**

Upper West Side Co-ops **34** Condos **35**

**Riverside Drive/West End
Avenue Corridor** Co-ops **36**

Central Park West Co-ops **37**

Lincoln Center Co-ops **38** Condos **39**

Midtown West/Clinton
Co-ops **40** Condos **41**

Manhattan Overall Co-ops and Condos **6**

Manhattan Co-ops **9**

Manhattan Condos **11**

Manhattan Luxury Co-ops and Condos **13**

Manhattan Loft Co-ops and Condos **13**

East Side/West Side/Downtown Co-ops and Condos **14**

East Side/West Side/Downtown Co-ops **15**

East Side/West Side/Downtown Condos **16**

East Side Co-ops **17** Condos **18**

Upper East Side Co-ops **19** Condos **20**

**Fifth Avenue/
Park Avenue Corridor** Co-ops **21**

Yorkville Co-ops **22** Condos **23**

East End Avenue Co-ops **24**

Carnegie Hill Co-ops **25** Condos **26**

Lenox Hill Co-ops **27** Condos **28**

Sutton/Beekman Co-ops **29**

Midtown East/Turtle Bay Co-ops **30** Condos **31**

UPTOWN

WEST SIDE

EAST SIDE

DOWNTOWN

Downtown Co-ops **42** Condos **43**

Union Square/Gramercy

Kips Bay/Murray Hill Co-ops **44** Condos **45**

Chelsea Co-ops **46** Condos **47**

Greenwich Village Co-ops **48** Condos **49**

East Village/Lower East Side Co-ops **50**

Soho/TriBeCa Co-ops **51** Condos **52**

Battery Park City Condos **53**

Financial District Co-ops **54** Condos **55**

© 2006 Miller Samuel Inc. and Prudential Douglas Elliman.
All worldwide rights reserved.

millersamuel.com

prudentialelliman.com



AN INDEPENDENTLY OWNED AND OPERATED MEMBER OF THE PRUDENTIAL REAL ESTATE AFFILIATES, INC.

ABOUT

MILLER SAMUEL

Miller Samuel is an independently owned and operated real estate appraisal services company established in 1986. The firm specializes in Manhattan residential properties and is known for its co-op, condo and townhouse expertise. Clients include a wide array of domestic and international financial institutions, law and consulting firms, employee relocation companies, managing agents, co-op, and condo boards, government agencies and individuals. This year Miller Samuel provided property valuations of more than \$5,000,000,000. The company performs assignments that include mortgage origination, divorce, trust and estate matters, gift tax, relocation, foreclosure, bankruptcy, asset valuation, share allocation, valuation for sale or purchase and court testimony. Miller Samuel maintains the largest database of historical sales information on the Manhattan residential market as well as extensive archives of floor plans, building conversion documents, financial statements and digital building photographs. The company provides content for media sites, expertise and statistics for Federal and New York City government agencies and participates in research projects with academic institutions. The firm is the author of three Manhattan real estate market studies for Prudential Douglas Elliman. These reports have an annual distribution through print and Internet of more than 300,000 copies.

These market studies, research papers, authored articles, customized data tables, charts and other resources are available at millersamuel.com. For daily coverage of the real estate market, visit its web log Matrix: Interpreting The Real Estate Economy at matrix.millersamuel.com. For questions regarding this report or for appraisal inquiries, please contact the report author, Jonathan J. Miller, President/CEO of Miller Samuel at jmiller@millersamuel.com.

PRUDENTIAL DOUGLAS ELLIMAN

Since 1911, Prudential Douglas Elliman has been recognized as a leader in real estate brokerage. Not only does Prudential Douglas Elliman serve residential sales clients with a full complement of services, but also offers rental brokerage, retail and commercial sales and leasing, new development marketing and sales, relocation and settling-in services, property management plus mortgage financing and title insurance through related companies. The company has over 3,000 agents in nearly 70 offices located in Manhattan, Brooklyn, Queens, Long Island and the Hamptons, and is ranked among the top ten residential real estate companies in the nation with over \$11 billion in sales in 2005. Through its affiliation with Prudential, it is connected to over 58,000 real estate agents in the USA and Canada giving its agents the ability to serve customers' needs virtually anywhere. For over 100,000 listings in the tristate area, go to prudentialelliman.com.

INTRODUCTION

METHODOLOGY

For more information on how this report is prepared, visit www.millersamuel.com/reports/methodology

MARKET BOUNDARIES AND EXPLANATIONS

While the boundaries for these neighborhoods are presented in each market area that is analyzed, a summary page of all boundaries can be viewed here:

www.millersamuel.com/reports/neighborhood-boundaries-popup.shtml

The coverage of the Manhattan real estate market in this report still includes the entire island of Manhattan, the first and only report to actually do this. The neighborhoods presented overlap in numerous ways because they reflect areas, neighborhoods and sub-neighborhoods. The totals from these breakdowns far exceed the Manhattan summary statistics. For example, a condo sale in Carnegie Hill is also included in the Upper East Side condo statistics, the East Side condo statistics, East/West/Downtown condo statistics, Manhattan condo statistics and Manhattan co-op and condo statistics. The idea is to present the information in as many different ways as practical.

These aggregate statistics can also be reviewed and generated as custom tables at www.millersamuel.com/data/

The four tables presented for each market area are considered the source data of this report and are used for the accompanying chart and matrix table in each market.

NEW MARKETS ADDED TO THIS EDITION: MANHATTAN IS COVERED

In every edition of this study, the coverage is expanded when the data set is considered adequate enough to show trends. Many of these markets did not see significant growth until the mid-1990s so we have been able to generate enough historical information to include them in this year's report. This year we included additional condo market coverage in several neighborhoods where the data had been predominantly co-op transactions. We opt to delineate many market areas by co-ops and condos because they have different price points and attract different buyers.

This year we have added the following condo markets to neighborhoods that already had co-op coverage. These markets include:

- Carnegie Hill condos
- Union Square + Gramercy + Kips Bay + Murray Hill condos
- Financial District condos
- Yorkville condos

Miller Samuel Inc.
Real Estate Appraisers & Consultants
21 West 38th Street, New York, NY 10018
(212) 768-8100
millersamuel.com

Prudential Douglas Elliman
Real Estate
575 Madison Avenue, New York, NY 10022
(212) 891-7000
prudentialelliman.com

MANHATTAN

MANHATTAN CO-OPS AND CONDOS

PRICES SET RECORDS AS NUMBER OF SALES DROPPED

The Manhattan market saw record prices in all major price categories: Average sales price, average price per square foot and median sales price. All categories saw year-over-year gains in excess of 20%. Average sales price remained above \$1,000,000 and set a record of \$1,221,265, increasing 21.6% over the price year average of \$1,004,232. Average price per square foot set a record at \$965, increasing 25.8% over the prior year average price per square foot of \$767. Median sales price set a record at \$750,000, increasing 23.8% over the prior year median sales price of \$605,859. With all three price indicators showing similar percentage gains, there were broad-based price increases across most market categories.

One of the distinctive characteristics of the market in 2005 was the decline in the number of transactions. A modest increase in mortgage rates and double-digit price gains have reduced affordability. Mortgage rates were above the prior year but are still below levels seen ten years ago. Analysts expect fixed and adjustable rates to increase slightly in the first half of 2006 as the economy continues to improve but the shift in the housing market to more modest price gains may keep further near term rate gains in check.

INVENTORY INCREASED, AS DEMAND EASED

Increasing inventory is expected to temper both sales price increases and the number of sales seen in the coming year. The number of units available for sale, both re-sales and new development increased 52.1% over the prior year caused. This surge in inventory was by weaker demand as well as a steady stream of new housing units that were added to the market. However, this increase in inventory is partially skewed since inventory was at historic lows in 2004 thereby exaggerating the increase in 2005. Inventory levels today are consistent with inventory levels seen in 2002 and 2003. With more condo conversions and new developments coming online in 2006, price gains are expected to be tempered in both categories.

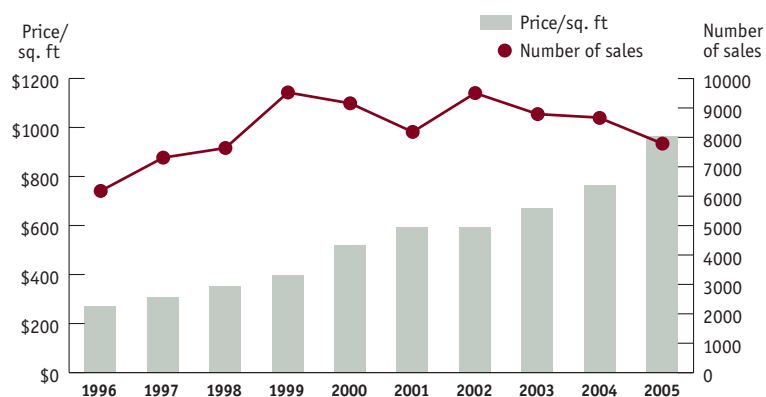
DAYS ON MARKET AND LISTING DISCOUNT EXPAND

In 2005, it took an average of 115 days to sell an apartment, measured from the date of the last price change, if any, to contract date. This is up 13 days from the 102 days seen in 2004. Negotiability, or listing discount, was relatively unchanged at 1.8% from the prior year average of 1.7%. The listing discount measures the difference between the final list price and the sales price. However, negotiability increased each successive quarter in 2005, from 1.3% in the first quarter to 2.5% in the fourth quarter. Both indicators show weakness since the average apartment takes two week longer to sell and the price is slightly more negotiable. However, in historical terms, these indicators are still less than our anecdotal experience 10 to 15 years ago when the average days on market range was about 150 to 180 days and the listing discount range was about 15% to 20%.

MANHATTAN

MANHATTAN OVERALL CO-OPS AND CONDOS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,221,265	21.6%	\$1,004,232	205.7%	\$399,501
Average Price Per Sq. Ft	\$965	25.8%	\$767	217.4%	\$304
Median Sales Price	\$750,000	23.8%	\$605,859	252.1%	\$213,000
Number of Sales	7,780	-10.1%	8,653	25.7%	6,191
Average Days on Market*	115	12.7%	102		n/a
Average Discount from List Price*	1.8%		1.7%		n/a
Listing Inventory*	5,964	52.1%	3,922		n/a
30 Year Fixed Mortgage (Freddie Mac)*	6.22%		5.81%		7.60%

*Year End

AVERAGE SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$389,435	\$648,432	\$1,495,109	\$3,412,859	\$7,734,909	\$1,221,265
2004	308,366	521,967	1,244,488	2,868,754	5,825,253	1,004,232
2003	281,854	451,632	1,034,286	2,482,126	5,230,774	850,340
2002	281,373	386,851	988,010	2,451,429	4,401,987	795,079
2001	373,915	427,885	842,271	2,000,928	5,307,905	778,575
2000	254,036	343,523	865,189	1,776,326	4,639,761	710,778
1999	164,717	271,800	674,779	1,467,277	3,162,892	518,137
1998	137,218	271,739	628,356	1,534,560	3,250,131	506,934
1997	133,542	225,041	488,246	1,352,892	2,572,343	430,927
1996	150,519	209,748	430,502	1,005,023	1,938,762	399,501

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$800	\$855	\$1,043	\$1,309	\$1,909	\$965
2004	632	689	819	1,057	1,481	767
2003	545	598	717	986	1,356	672
2002	552	496	682	951	1,190	617
2001	560	558	580	762	1,324	592
2000	425	450	573	678	1,061	522
1999	287	352	456	582	823	400
1998	273	356	442	629	837	397
1997	256	292	343	520	631	328
1996	285	269	308	430	497	304

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$365,000	\$610,000	\$1,272,000	\$2,995,000	\$5,850,000	\$750,000
2004	288,000	484,000	990,000	2,345,000	5,535,000	605,859
2003	246,188	415,000	855,000	2,050,000	3,700,000	495,000
2002	227,000	380,000	795,000	1,996,000	3,800,000	450,000
2001	210,000	360,000	750,000	2,000,000	3,850,000	430,000
2000	170,000	318,000	710,000	1,975,000	3,900,000	399,000
1999	134,000	250,000	575,000	1,450,000	3,300,000	310,000
1998	119,000	220,000	520,000	1,200,000	2,700,000	265,000
1997	95,000	180,000	420,000	1,200,000	2,250,000	239,000
1996	80,000	157,000	356,000	921,250	1,900,000	213,000

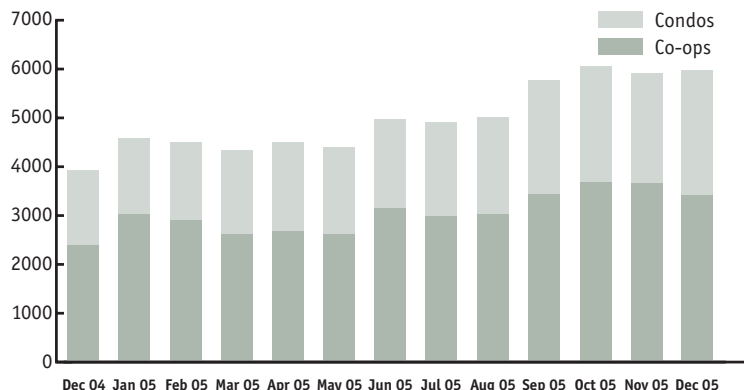
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	1,261	2,796	3,179	408	136	7,780
2004	1,395	3,016	3,653	437	152	8,653
2003	1,284	3,118	3,862	398	140	8,802
2002	1,313	3,463	4,094	516	123	9,509
2001	1,187	2,626	3,802	448	135	8,198
2000	1,482	3,242	3,735	544	181	9,184
1999	1,654	3,605	3,624	463	176	9,522
1998	1,377	2,796	2,950	365	158	7,646
1997	947	2,771	3,071	371	156	7,316
1996	545	2,274	2,830	380	162	6,191

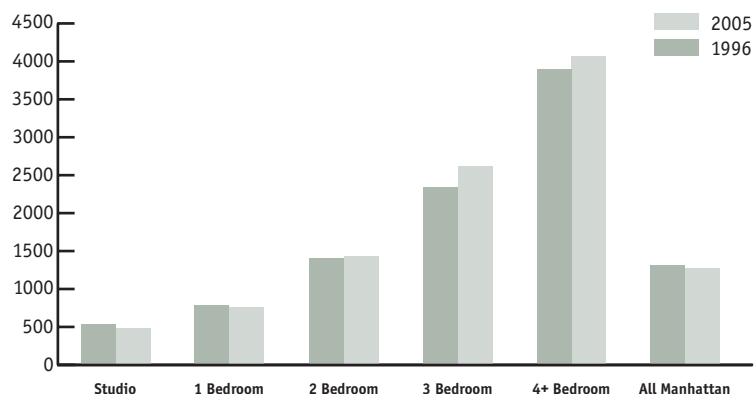
MANHATTAN

MANHATTAN OVERALL CO-OPS AND CONDOS

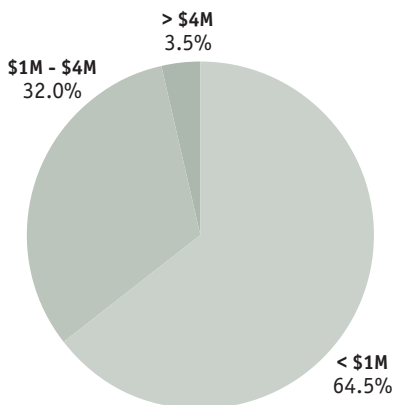
LISTING INVENTORY



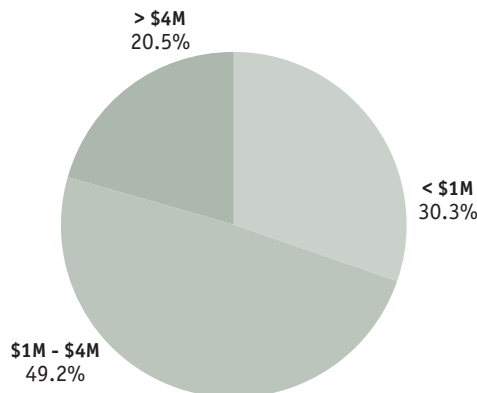
AVERAGE SQUARE FOOTAGE BY BEDROOMS



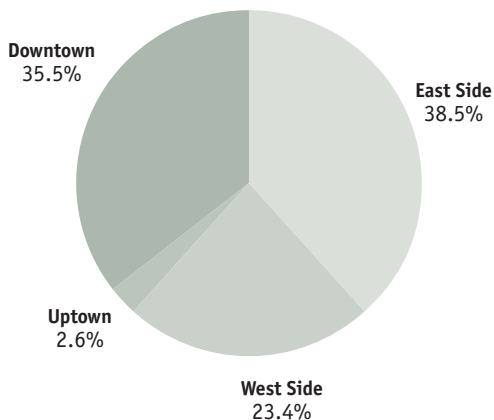
2005 NUMBER OF UNITS SOLD



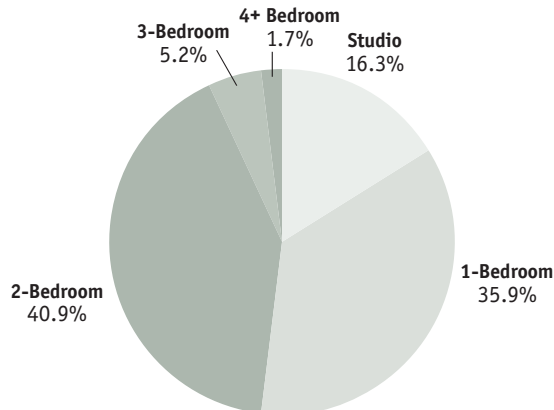
2005 AGGREGATE PURCHASE DOLLARS



2005 NUMBER OF UNITS SOLD BY AREA



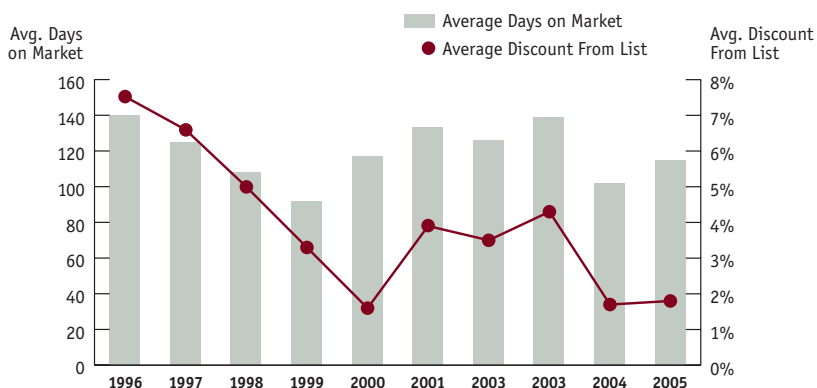
2005 NUMBER OF UNITS SOLD BY BEDROOMS



MANHATTAN

MANHATTAN OVERALL CO-OPS AND CONDOS

AVERAGE DAYS ON MARKET/AVERAGE DISCOUNT FROM LIST



MARKET AREA RANKING (percent change of average price per square foot, 2004-2005, co-op, condos)

Market Area	Type	% Chg
Hamilton + Morningside Heights	Co-op + Condo	79.8%
East Village + Lower East Side	Co-op	40.6%
Midtown East + Turtle Bay	Condo	38.7%
Uptown	Co-op + Condo	35.6%
Washington Heights	Co-op + Condo	34.9%
Fort George	Co-op + Condo	31.3%
Harlem + East Harlem	Co-op + Condo	30.9%
Inwood	Co-op + Condo	30.3%
East	Condo	29.8%
Carnegie Hill	Condo	28.8%
East End Ave	Co-op	28.4%
Financial District	Condo	27.9%
Lenox Hill	Condo	27.4%
Chelsea	Condo	26.7%
West	Co-op	26.1%
Lincoln Center	Co-op	25.9%
Manhattan	Co-op + Condo	25.8%
Upper West Side	Co-op	25.7%
Manhattan	Co-op	25.0%
Manhattan	Condo	24.4%
Central Park West	Co-op	24.0%
Lenox Hill	Co-op	23.8%
East Side + West Side + Downtown	Co-op + Condo	23.1%
Upper East Side	Condo	23.0%
East + West + Downtown	Co-op	22.6%
Downtown	Co-op	22.5%

Market Area	Type	% Chg
Midtown East + Turtle Bay	Co-op	22.2%
Union Square + Gramercy + Kips Bay + Murray Hill	Co-op	21.8%
Carnegie Hill	Co-op	21.6%
East + West + Downtown	Condo	21.3%
East	Co-op	21.1%
Soho + Tribeca	Condo	21.0%
Chelsea	Co-op	20.4%
Midtown West + Clinton	Co-op	20.3%
Riverside Dr + West End Ave Corridor	Co-op	20.3%
Upper East Side	Co-op	20.2%
Union Square + Gramercy + Kips Bay + Murray Hill	Condo	20.1%
Midtown West + Clinton	Condo	19.8%
Financial District	Co-op	19.6%
Fifth Ave + Park Ave Corridor	Co-op	18.8%
Greenwich Village	Co-op	18.8%
Downtown	Condo	18.1%
West	Condo	17.2%
Lincoln Center	Condo	17.1%
Upper West Side	Condo	16.4%
Battery Park City	Condo	16.0%
Yorkville	Co-op	15.4%
Soho + Tribeca	Co-op	13.2%
Sutton + Beekman	Co-op	13.2%
Greenwich Village	Condo	12.4%
Yorkville	Condo	7.2%

MANHATTAN

MANHATTAN CO-OPS

AVERAGE SALES PRICE EXCEEDS MILLION DOLLAR THRESHOLD

The average sales price of a Manhattan co-op apartment exceeded one million dollars for the first time, rising 20.2% to \$1,017,347 from the \$846,595 average sales price seen in 2004 and 154% higher than the \$400,192 average sales price of 1996. Both average price per square foot and median sales price saw the same patterns. The average price per square foot of a co-op increased 25% to a record average price per square foot of \$870 over the \$696 average price per square foot in 2004 and 151.4% above the \$346 average price per square foot seen in 1996. The median sales price of a co-op increased 27% to a record median sales price of \$635,000 over the \$500,000 median sales price in 2004 and 243.2% above the \$185,000 median sales price seen in 1996.

INVENTORY INCREASED, AS DEMAND EASED

Of the 52.1% increase in overall listing inventory, the actual number of co-ops and condos that represent the increase were virtually the same at 1,037 and 1,005 units yet the co-op market sales activity was 56% larger than the condo market. In 2005 there were 4,348 co-op sales and 3,432 condo sales tracked in this study. This suggests that over supply is more of a concern in the condo market. Since the co-op housing stock has a 75% market share versus 25% for condos, condo sales volume is on course to catch up with co-op sales volume since new supply is almost exclusively condo.

The co-op market is a relatively stagnant form of housing stock with limited rental to co-op conversion activity. However, this may change over the next several years as many affordable middle class housing projects are expected to convert to open market status as they become eligible. There are several new developments that are currently marketed as cond-ops but the units themselves are really co-ops. This form of ownership was necessary since these development sites are located on leased land.

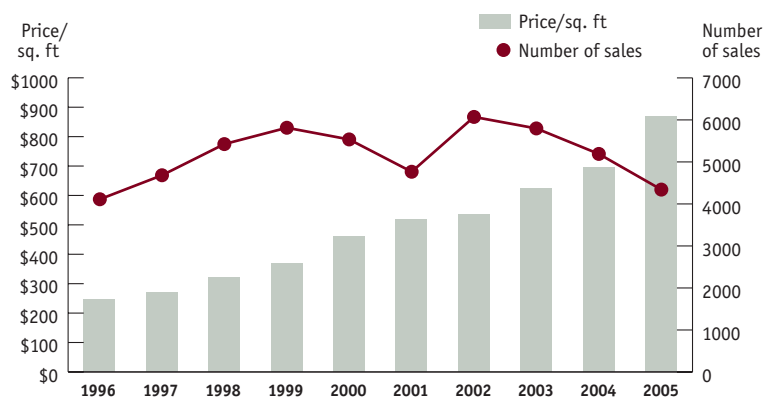
EAST VILLAGE/LOWER EAST SIDE SHOWS MOST GAINS, SUTTON/BEEKMAN SHOWS LEAST

In analyzing the year-over-year change in average price per square foot, the East Village/Lower East Side saw the largest year-over-year gains at 40.6%. Sutton/Beekman and Soho/Tribeca co-op markets saw the lowest gain at 13.2%. The overall Manhattan co-op market increased 25%. After removing the top and bottom three neighborhoods from the rankings, the appreciation rate ranged from 18.8% to 25.7%. The relatively tight range of appreciation illustrates the consistency of rising sales prices across the market. No co-op market area in this study saw a decline over the past year.

MANHATTAN

MANHATTAN CO-OPS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,017,347	20.2%	\$846,595	154.2%	\$400,192%
Average Price Per Sq. Ft	\$870	25.0%	\$696	255.1%	\$245
Median Sales Price	\$635,000	27.0%	\$500,000	243.2%	\$185,000
Number of Sales	4,348	-16.3%	5,194	5.7%	4,112

BOUNDARY

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

AVERAGE SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$346,231	\$570,974	\$1,228,087	\$3,091,636	\$6,363,742	\$1,017,347
2004	275,791	451,716	1,015,680	2,491,606	5,760,704	846,595
2003	243,252	412,181	869,522	2,262,754	5,065,560	744,239
2002	248,305	342,451	768,653	2,447,632	4,129,563	664,364
2001	226,283	344,250	760,030	2,285,924	4,224,872	674,765
2000	152,971	297,696	767,508	1,972,794	5,354,068	627,906
1999	103,600	218,061	555,907	1,510,412	3,696,027	440,732
1998	123,070	248,632	504,317	1,197,376	3,652,221	454,016
1997	91,744	171,731	428,505	1,205,836	2,967,522	402,811
1996	79,130	152,380	383,234	998,797	2,204,389	400,192

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$737	\$772	\$931	\$1,254	\$1,817	\$870
2004	580	620	737	1,024	1,506	696
2003	505	560	652	988	1,373	623
2002	517	455	597	1,036	1,149	562
2001	413	441	564	923	1,276	518
2000	344	382	513	885	1,333	460
1999	265	310	422	670	1,060	369
1998	225	265	369	603	889	323
1997	187	223	300	493	747	269
1996	164	196	272	438	585	245

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$325,000	\$545,000	\$1,040,000	\$2,800,000	\$5,600,000	\$635,000
2004	258,000	427,500	845,000	2,100,000	5,295,000	500,000
2003	227,500	385,000	725,000	1,900,000	3,800,000	418,000
2002	211,500	350,000	676,666	1,765,000	3,400,000	385,000
2001	190,000	325,000	650,000	1,900,000	3,850,000	365,000
2000	149,000	285,000	625,000	1,850,000	3,950,000	325,000
1999	122,500	225,000	515,000	1,375,000	3,100,000	259,000
1998	105,000	185,000	455,000	1,200,000	2,775,000	225,000
1997	85,000	157,000	370,000	1,025,000	2,250,000	196,000
1996	72,000	140,000	325,000	900,000	1,800,000	185,000

NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	854	1,587	1,593	224	90	4,348
2004	1,023	1,842	1,951	268	110	5,194
2003	946	2,112	2,368	257	113	5,796
2002	985	2,259	2,433	301	100	6,078
2001	810	1,555	2,045	282	70	4,762
2000	1,102	2,002	2,016	313	102	5,535
1999	1,264	2,216	1,927	287	120	5,814
1998	1,051	1,918	2,028	297	131	5,425
1997	615	1,725	1,950	273	125	4,688
1996	321	1,357	1,947	337	150	4,112

MANHATTAN

MANHATTAN CONDOS

ALL PRICE INDICATORS SET RECORD

The average sales price of a Manhattan condo unit increased 19.2% to \$1,479,608 from the \$1,240,939 average sales price seen in 2004 and was 231.3% higher than the \$446,602 average sales price of 1996. This outpaced the average sales price gain for co-op apartments over the same 10-year period which was at 154.2%. This was largely due to the increase in average size of new development units, which were primarily delivered as condos. The average square footage of Manhattan co-ops and condos was similar in 1996 at 1,157 and 1,188 square feet respectively. In 2005, the average square footage of a co-op apartment was largely unchanged at 1,169 square feet while condos grew 14.7% in size to 1,362 square feet. Therefore, the average sales price of condos saw a larger increase since 1996 than co-ops did. The average price per square foot of a condo in 2005 increased 24.4% to a record average price per square foot of \$1,086 over the \$873 average price per square foot in 2004 and 188.8% above the \$376 average price per square foot seen in 1996. This is the first time the annual average price per square foot of a condo has exceeded \$1,000 per square foot. The median sales price of a condo increased 19.5% to a record median sales price of \$961,000 over the \$804,418 median sales price in 2004 and 262.6% above the \$265,000 median sales price seen in 1996.

NUMBER OF SALES REMAINED UNCHANGED AS INVENTORY ROSE

The number of sales saw a nominal drop of 0.8% to 3,432 units from the 2004 total of 3,459 units. Although the study does not break out these figures specifically by new development and re-sale, the stabilized level of the number sales was primarily due to the influx of new product to the market and the concentrated marketing effort that moved them to sale. The number of listings available for sale at the end of the year increased 65.3% over levels seen at the end of 2004 to 2,543 units. The inventory levels a year ago were some of the lowest on record.

MIDTOWN EAST/TURTLE BAY SHOWS MOST GAINS, YORKVILLE SHOWS LEAST

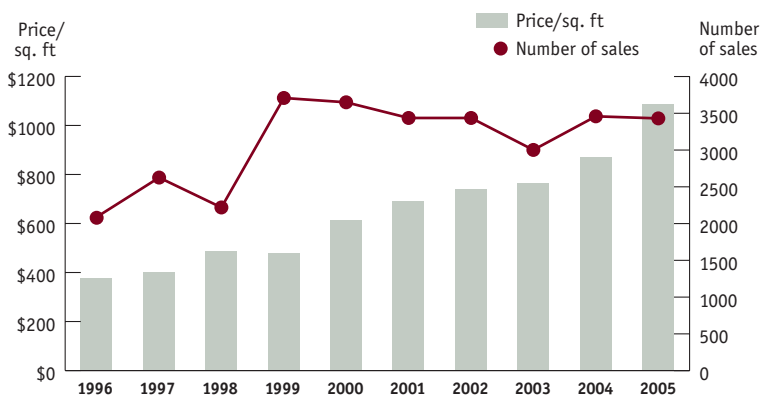
In analyzing the year-over-year change in average price per square foot, the Midtown East/Turtle Bay condo market saw the largest year-over-year gains at 38.7%. The Yorkville condo market saw the lowest gain at 7.2%. This was the only neighborhood to show single digit year-over-year gains in both the condo and co-op markets. The overall Manhattan condo market increased 24.4%. After removing the top and bottom three neighborhoods from the rankings, the appreciation rate ranged from 16.4% to 27.4%. The relatively tight range of appreciation illustrates the consistency of rising sales prices across the market. No condo market area covered in this study saw a decline over the past year. Both the co-op and condo markets saw surprising similarities in appreciation using this indicator. This provides further evidence that the market gains were caused by external influences such as mortgage rates and citywide improvements in quality of living as well as economic gains.

MANHATTAN

MANHATTAN CONDOS

A new market section combining the Uptown market with the remainder of Manhattan.

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,479,608	19.2%	\$1,240,939	231.3%	\$446,602
Average Price Per Sq. Ft	\$1,086	24.4%	\$873	188.8%	\$376
Median Sales Price	\$961,000	19.5%	\$804,418	262.6%	\$265,000
Number of Sales	3,432	-0.8%	3,459	65.1%	2,079

BOUNDARY

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

AVERAGE SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$480,088	\$750,108	\$1,763,309	\$3,803,912	\$10,417,628	\$1,479,608
2004	397,945	632,189	1,506,772	3,466,836	5,994,309	1,240,939
2003	363,859	534,456	1,295,438	2,881,973	5,922,222	1,051,993
2002	397,076	483,821	1,362,741	2,533,468	5,786,406	1,065,012
2001	284,403	486,131	1,168,862	2,479,601	6,450,715	1,022,255
2000	254,154	412,158	1,055,120	2,470,019	4,736,254	922,484
1999	210,559	346,487	829,386	1,786,335	2,801,786	658,617
1998	197,633	420,244	784,864	2,308,095	5,863,604	662,906
1997	153,217	283,587	656,256	1,796,362	2,846,260	512,725
1996	195,558	242,100	580,030	2,590,742	3,258,833	446,602

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$932	\$963	\$1,156	\$1,375	\$2,088	\$1,086
2004	773	796	912	1,108	1,418	873
2003	656	678	819	981	1,282	765
2002	685	590	837	859	1,418	741
2001	577	611	723	961	1,127	691
2000	477	530	646	880	1,050	613
1999	395	417	518	693	802	480
1998	366	483	459	1,056	1,564	487
1997	302	367	436	586	714	400
1996	379	309	408	1,019	856	376

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$441,000	\$690,000	\$1,510,000	\$3,251,250	\$8,250,000	\$961,000
2004	360,000	595,000	1,250,000	2,800,000	5,535,000	804,418
2003	315,000	495,000	1,150,000	2,700,000	3,410,000	700,000
2002	290,000	459,000	999,500	2,495,000	4,100,000	642,500
2001	283,000	435,000	950,000	2,350,000	4,700,000	612,000
2000	250,000	388,000	854,000	2,400,000	3,768,000	560,000
1999	192,000	310,000	685,000	1,795,000	3,700,000	425,000
1998	155,000	265,000	596,000	1,316,000	2,249,500	335,000
1997	140,000	229,000	540,000	1,365,000	2,050,000	315,000
1996	120,000	209,000	435,000	1,050,000	2,350,000	265,000

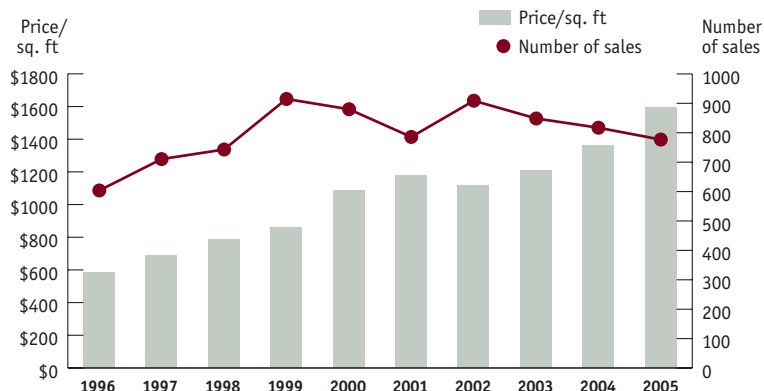
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	407	1,209	1,586	184	46	3,432
2004	372	1,174	1,702	169	42	3,459
2003	338	1,006	1,494	141	27	3,006
2002	328	1,204	1,661	215	23	3,431
2001	377	1,071	1,757	166	65	3,436
2000	380	1,240	1,719	231	79	3,649
1999	390	1,389	1,697	176	56	3,708
1998	326	878	922	68	27	2,221
1997	332	1,046	1,121	98	31	2,628
1996	224	917	883	43	12	2,079

MANHATTAN

MANHATTAN LUXURY CO-OPS AND CONDOS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$4,460,059	17.0%	\$3,812,732	202.6%	\$1,473,934
Average Price Per Sq. Ft	\$1,592	16.8%	\$1,363	173.1%	\$583
Median Sales Price	\$3,420,000	14.0%	\$3,000,000	192.3%	\$1,170,000
Number of Sales	778	-4.8%	817	28.8%	604

BOUNDARY

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

AVERAGE SALES PRICE

2005	\$4,460,059	2000	3,074,636
2004	3,812,732	1999	2,249,126
2003	3,120,489	1998	1,960,091
2002	2,899,440	1997	1,740,771
2001	3,155,042	1996	1,473,934

AVERAGE PRICE PER SQ. FT

2005	\$1,592	2000	1,086
2004	1,363	1999	861
2003	1,209	1998	789
2002	1,120	1997	689
2001	1,176	1996	583

MEDIAN SALES PRICE

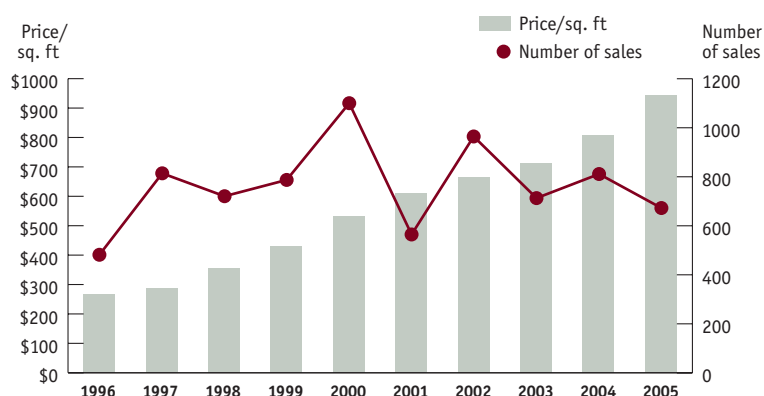
2005	\$3,420,000	2000	2,250,000
2004	3,000,000	1999	1,700,000
2003	2,400,000	1998	1,450,000
2002	2,300,000	1997	1,300,000
2001	2,342,000	1996	1,170,000

NUMBER OF SALES

2005	778	2000	880
2004	817	1999	915
2003	849	1998	743
2002	909	1997	711
2001	786	1996	604

MANHATTAN LOFT CO-OPS AND CONDOS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,745,824	17.9%	\$1,480,343	328.4%	\$407,568
Average Price Per Sq. Ft	\$945	18.0%	\$801	252.6%	\$268
Median Sales Price	\$1,500,000	25.0%	\$1,200,000	347.8%	\$335,000
Number of Sales	672	-17.1%	811	39.4%	482

BOUNDARY

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

AVERAGE SALES PRICE

2005	\$1,745,824	2000	1,014,025
2004	1,480,343	1999	795,105
2003	1,392,331	1998	586,686
2002	1,434,080	1997	509,788
2001	1,152,993	1996	407,568

AVERAGE PRICE PER SQ. FT

2005	\$945	2000	531
2004	801	1999	430
2003	714	1998	356
2002	665	1997	289
2001	611	1996	268

MEDIAN SALES PRICE

2005	\$1,500,000	2000	830,000
2004	1,200,000	1999	616,000
2003	1,250,000	1998	499,000
2002	1,310,000	1997	425,000
2001	899,000	1996	335,000

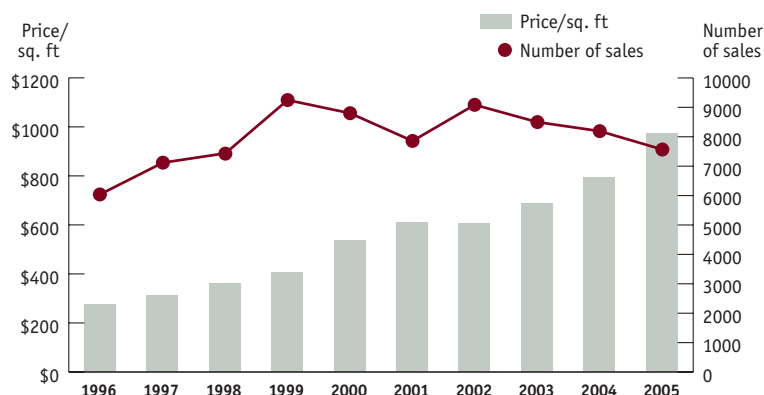
NUMBER OF SALES

2005	672	2000	1,099
2004	811	1999	787
2003	714	1998	720
2002	965	1997	814
2001	565	1996	482

MANHATTAN

EAST SIDE/WEST SIDE/DOWNTOWN CO-OPS AND CONDOS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,241,540	19.2%	\$1,041,562	188.0%	\$431,042
Average Price Per Sq. Ft	\$975	23.1%	\$792	252.0%	\$277
Median Sales Price	\$768,000	17.3%	\$655,000	257.2%	\$215,000
Number of Sales	7,577	-7.4%	8,180	25.5%	6,037

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
2005	\$391,147	\$653,288	\$1,538,014	\$3,508,894	\$7,790,355	\$1,241,540
2004	311,751	532,902	1,324,766	2,916,505	5,924,722	1,041,562
2003	286,568	461,086	1,063,932	2,505,314	5,230,774	872,160
2002	239,447	417,290	988,430	2,610,844	3,907,787	804,364
2001	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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$804	\$861	\$1,062	\$1,338	\$1,910	\$975
2004	641	703	863	1,071	1,504	792
2003	555	610	734	993	1,356	686
2002	486	522	656	981	1,054	607
2001	473	527	659	954	1,204	608
2000	382	455	594	890	1,209	536
1999	293	353	473	670	987	406
1998	247	310	419	609	886	361
1997	236	269	352	513	736	314
1996	211	239	307	447	579	277

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$365,500	\$615,000	\$1,300,000	\$3,050,000	\$5,850,000	\$768,000
2004	292,000	498,000	1,125,000	2,452,000	5,250,000	655,000
2003	255,000	424,000	875,000	2,000,000	4,100,000	565,000
2002	230,000	385,000	825,000	2,200,000	3,999,000	518,000
2001	195,000	325,000	655,000	1,950,000	3,850,000	505,000
2000	150,000	285,000	629,000	1,865,000	4,300,000	487,000
1999	123,000	225,000	525,000	1,395,000	3,300,000	312,500
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

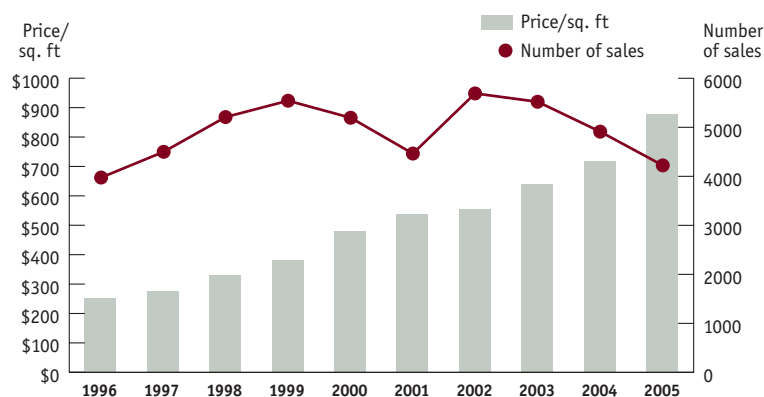
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	1,244	2,756	3,049	393	135	7,577
2004	1,362	2,907	3,335	427	149	8,180
2003	1,243	3,007	3,704	394	140	8,488
2002	1,275	3,305	3,888	508	118	9,094
2001	1,149	2,497	3,639	438	135	7,858
2000	1,449	3,082	3,549	538	181	8,799
1999	1,631	3,495	3,482	462	175	9,245
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

MANHATTAN

EAST SIDE/WEST SIDE/DOWNTOWN CO-OPS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,035,424	18.0%	\$877,134	125.3%	\$459,569
Average Price Per Sq. Ft	\$879	22.6%	\$717	250.2%	\$251
Median Sales Price	\$650,000	22.9%	\$529,000	251.4%	\$185,000
Number of Sales	4,225	-13.9%	4,907	6.4%	3,970

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
2005	\$347,855	\$576,340	\$1,267,505	\$3,135,920	\$6,363,742	\$1,035,424
2004	279,656	463,404	1,070,652	2,521,484	5,897,407	877,134
2003	247,752	423,822	898,954	2,281,035	5,065,561	767,928
2002	215,943	367,188	777,282	2,355,975	3,864,762	665,018
2001	231,530	361,686	795,549	2,349,076	4,224,872	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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$741	\$779	\$947	\$1,265	\$1,817	\$879
2004	590	637	770	1,037	1,538	717
2003	516	576	671	995	1,373	640
2002	446	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

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$325,000	\$549,000	\$1,095,000	\$2,800,000	\$5,600,000	\$650,000
2004	264,500	435,000	899,000	2,175,000	5,100,000	529,000
2003	236,000	395,000	754,000	1,900,000	4,100,000	480,000
2002	199,000	343,000	650,000	1,895,000	3,550,000	400,148
2001	195,000	320,000	650,000	1,950,000	3,850,000	392,000
2000	144,000	286,000	690,000	1,775,000	3,300,000	365,000
1999	125,000	230,000	538,000	1,400,000	3,100,000	265,000
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

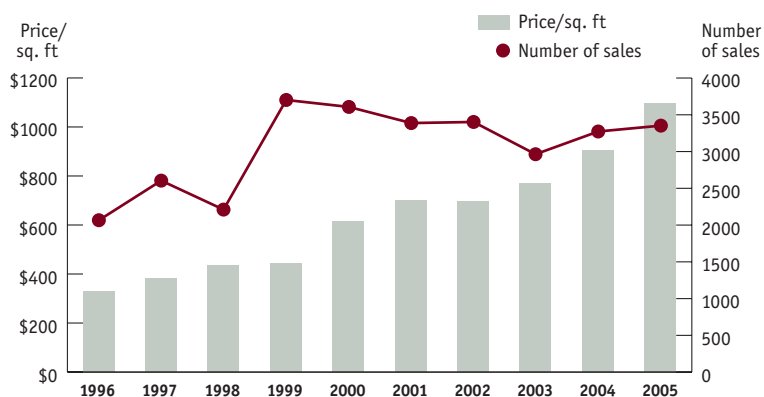
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	844	1,554	1,517	220	90	4,225
2004	993	1,749	1,795	263	107	4,907
2003	910	2,007	2,240	254	113	5,524
2002	948	2,104	2,253	293	95	5,693
2001	780	1,437	1,911	272	70	4,470
2000	1,078	1,849	1,857	307	102	5,193
1999	1,244	2,107	1,788	286	119	5,544
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

MANHATTAN

EAST SIDE/WEST SIDE/DOWNTOWN CONDOS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,501,337	16.6%	\$1,288,079	299.0%	\$376,251
Average Price Per Sq. Ft	\$1,097	21.3%	\$904	235.5%	\$327
Median Sales Price	\$978,000	10.1%	\$888,000	264.9%	\$268,000
Number of Sales	3,352	2.4%	3,273	62.2%	2,067

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
2005	\$482,494	\$752,771	\$1,805,875	\$3,983,197	\$10,643,582	\$1,501,337
2004	398,367	637,869	1,620,957	3,549,985	5,994,310	1,288,079
2003	392,209	535,874	1,316,358	2,912,220	5,922,222	1,066,317
2002	307,586	505,062	1,279,389	2,958,176	4,085,500	1,037,617
2001	283,711	489,226	1,194,835	2,499,255	6,450,715	1,039,586
2000	254,173	413,752	1,063,801	2,470,019	4,736,254	928,770
1999	267,732	331,275	808,770	1,738,426	3,097,308	582,847
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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$936	\$966	\$1,175	\$1,431	\$2,096	\$1,097
2004	777	803	972	1,126	1,418	904
2003	658	679	830	990	1,282	771
2002	601	602	740	1,003	1,029	697
2001	582	615	738	968	1,127	701
2000	482	532	651	880	1,050	616
1999	374	402	504	666	816	443
1998	311	390	493	606	828	433
1997	321	336	418	549	647	380
1996	270	295	364	509	473	327

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$445,000	\$695,000	\$1,550,000	\$3,500,000	\$8,250,000	\$978,000
2004	360,000	600,000	1,385,000	2,954,000	5,365,000	888,000
2003	317,500	495,000	1,151,000	2,365,000	3,950,000	745,000
2002	280,000	429,000	1,100,000	2,450,000	4,200,000	699,000
2001	295,000	435,000	967,500	2,250,000	4,175,000	646,000
2000	239,000	400,000	890,000	2,670,000	3,325,000	630,000
1999	187,000	308,000	675,000	1,790,000	2,050,000	400,000
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

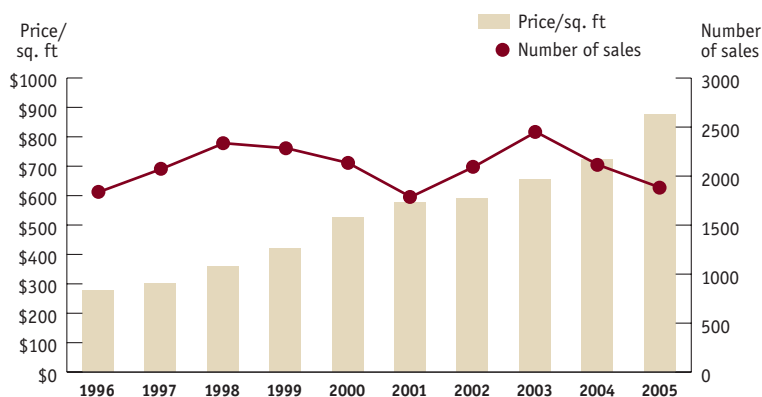
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	400	1,202	1,532	173	45	3,352
2004	369	1,158	1,540	164	42	3,273
2003	333	1,000	1,464	140	27	2,964
2002	327	1,201	1,635	215	23	3,401
2001	369	1,060	1,728	166	65	3,388
2000	371	1,233	1,692	231	79	3,606
1999	387	1,388	1,694	176	56	3,701
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

EAST SIDE

EAST SIDE CO-OPS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,172,327	10.7%	\$1,059,029	165.3%	\$441,962
Average Price Per Sq. Ft	\$877	21.1%	\$724	216.6%	\$277
Median Sales Price	\$699,000	20.4%	\$580,500	207.3%	\$227,500
Number of Sales	1,886	-10.7%	2,111	2.6%	1,839

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
2005	\$324,594	\$550,008	\$1,279,470	\$3,112,378	\$6,375,437	\$1,172,327
2004	259,299	445,687	1,078,538	2,599,198	5,994,273	1,059,029
2003	231,678	421,889	941,516	2,338,799	5,239,831	908,360
2002	220,106	334,777	854,516	2,417,641	4,111,000	807,767
2001	186,674	340,131	843,964	2,339,324	4,891,503	801,049
2000	152,014	300,029	823,582	2,357,277	6,157,376	790,278
1999	121,565	244,449	677,682	1,698,859	4,620,954	622,602
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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$672	\$722	\$945	\$1,254	\$1,834	\$877
2004	536	583	763	1,070	1,554	724
2003	469	550	678	1,034	1,424	655
2002	462	450	625	999	1,063	589
2001	409	449	626	971	1,338	578
2000	321	397	593	953	1,361	525
1999	250	319	483	710	1,171	421
1998	215	264	407	633	957	359
1997	187	224	332	516	779	300
1996	165	194	303	446	638	277

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$305,000	\$530,000	\$1,095,000	\$2,825,000	\$5,300,000	\$699,000
2004	249,000	425,000	880,000	2,200,000	5,295,000	580,500
2003	225,000	389,000	795,000	1,985,000	4,100,000	545,000
2002	200,000	329,000	695,000	2,000,000	4,600,000	475,000
2001	185,000	325,000	710,000	2,100,000	4,000,000	417,500
2000	144,000	280,000	683,500	2,142,400	4,700,000	375,000
1999	119,000	225,000	570,000	1,500,000	3,800,000	310,000
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

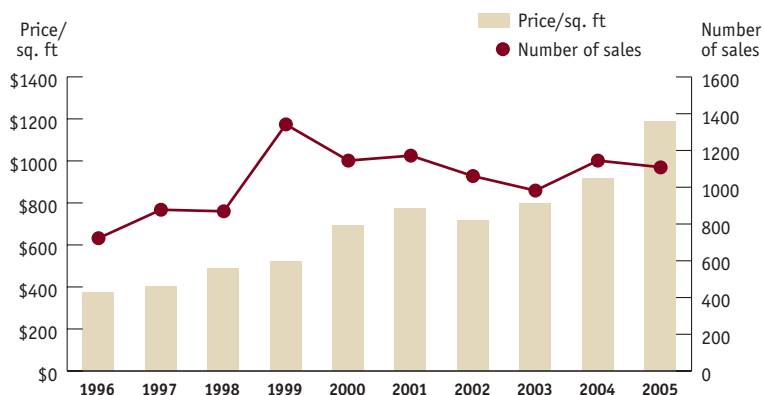
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	281	648	768	130	59	1,886
2004	334	702	822	167	86	2,111
2003	326	812	1,079	151	84	2,452
2002	280	646	953	172	45	2,096
2001	296	596	713	128	56	1,789
2000	343	780	805	144	65	2,137
1999	398	821	837	156	74	2,286
1998	349	866	882	164	77	2,338
1997	300	745	820	140	70	2,075
1996	208	611	787	156	77	1,839

EAST SIDE

EAST SIDE CONDOS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,750,485	38.2%	\$1,266,633	248.4%	\$502,431
Average Price Per Sq. Ft	\$1,189	29.8%	\$916	218.8%	\$373
Median Sales Price	\$999,000	19.6%	\$835,000	202.7%	\$330,000
Number of Sales	1,109	-3.2%	1,146	53.6%	722

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
2005	\$437,642	\$755,227	\$1,886,146	\$4,381,722	\$12,634,050	\$1,750,485
2004	372,231	626,125	1,612,065	4,013,691	6,520,695	1,266,633
2003	300,328	496,706	1,317,271	3,160,622	5,400,000	1,100,711
2002	254,263	447,045	1,101,284	3,686,667	7,175,000	1,059,117
2001	281,070	470,590	1,253,752	3,893,124	7,936,400	1,269,081
2000	243,822	432,360	1,157,863	3,299,274	6,545,925	1,129,472
1999	195,850	350,221	883,715	2,096,897	3,836,188	719,753
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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$933	\$968	\$1,279	\$1,634	\$2,643	\$1,189
2004	760	795	999	1,351	1,520	916
2003	625	646	870	1,134	1,450	795
2002	547	607	739	1,175	1,428	717
2001	574	595	805	1,303	1,696	772
2000	501	548	734	1,127	1,385	692
1999	387	437	572	798	1,061	520
1998	353	404	570	668	1,230	488
1997	301	342	441	603	678	403
1996	275	311	417	592	637	373

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$430,000	\$680,000	\$1,625,000	\$3,600,000	\$11,600,000	\$999,000
2004	350,000	577,500	1,375,000	3,225,000	5,535,000	835,000
2003	290,000	440,000	1,110,000	2,600,000	5,575,000	750,000
2002	270,000	410,000	900,000	3,600,000	8,350,000	650,000
2001	280,000	425,000	1,054,000	3,425,000	5,300,000	728,500
2000	245,000	382,000	900,000	2,600,000	5,200,000	610,000
1999	195,000	320,000	712,500	1,825,000	3,700,000	475,000
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

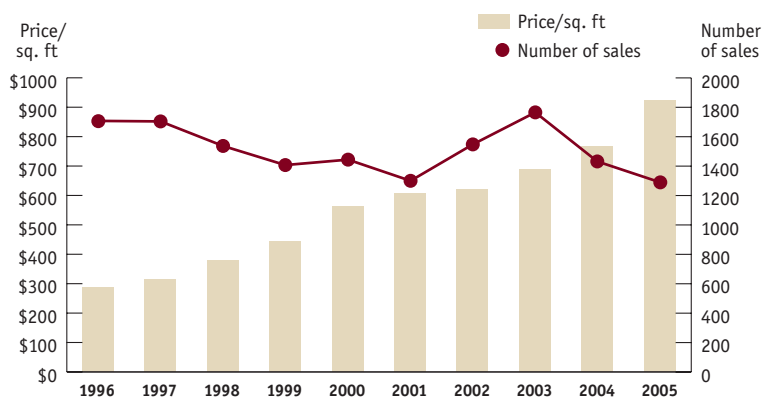
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	132	373	498	82	24	1,109
2004	125	439	524	37	21	1,146
2003	101	318	498	53	13	983
2002	88	366	515	83	9	1,061
2001	113	360	606	54	40	1,173
2000	149	374	506	77	39	1,145
1999	169	492	576	87	18	1,342
1998	143	311	371	32	12	869
1997	95	333	380	51	19	878
1996	91	260	323	37	11	722

EAST SIDE

UPPER EAST SIDE CO-OPS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,311,900	8.8%	\$1,206,334	124.0%	\$585,790
Average Price Per Sq. Ft	\$923	20.2%	\$768	220.5%	\$288
Median Sales Price	\$750,000	20.0%	\$625,000	226.1%	\$230,000
Number of Sales	1,289	-10.1%	1,434	-24.4%	1,706

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
2005	\$310,622	\$537,775	\$1,344,508	\$3,169,756	\$6,727,374	\$1,311,900
2004	253,508	435,325	1,130,967	2,641,422	6,181,843	1,206,334
2003	235,088	424,747	957,794	2,416,376	5,410,524	1,015,778
2002	224,118	338,698	876,020	2,439,454	4,201,250	891,895
2001	176,557	325,488	834,183	2,524,496	4,240,868	854,628
2000	141,980	306,428	914,333	1,940,267	4,533,604	710,299
1999	117,727	230,862	678,080	1,800,903	3,924,932	692,229
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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$658	\$732	\$986	\$1,301	\$1,920	\$923
2004	534	589	801	1,106	1,594	768
2003	487	553	693	1,066	1,462	688
2002	472	465	636	1,009	1,092	619
2001	402	454	649	1,012	1,387	606
2000	322	402	614	1,006	1,406	563
1999	248	319	489	752	1,190	444
1998	216	268	421	675	1,004	378
1997	186	226	345	540	808	315
1996	163	196	310	455	655	288

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$295,000	\$519,000	\$1,125,000	\$2,825,000	\$5,600,000	\$750,000
2004	245,000	415,000	895,000	2,300,000	5,600,000	625,000
2003	220,000	390,000	795,000	2,001,000	4,200,000	595,000
2002	205,000	343,000	745,000	2,000,000	4,600,000	537,500
2001	195,000	315,000	725,000	2,150,000	4,000,000	540,000
2000	140,000	265,000	790,000	1,800,000	3,300,000	465,000
1999	115,000	218,000	580,000	1,650,000	3,300,000	325,000
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

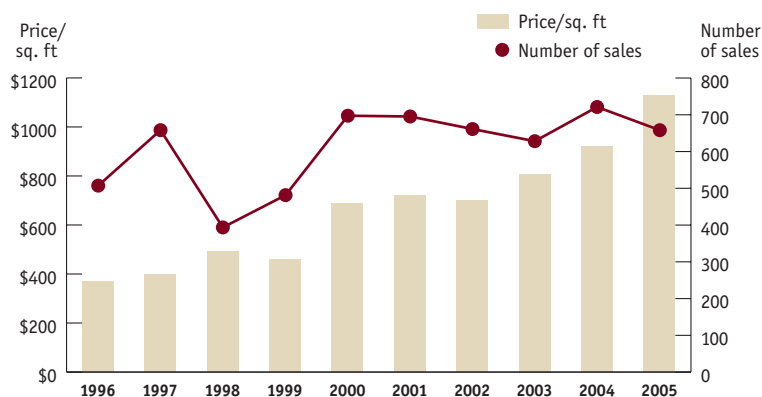
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	168	428	535	105	53	1,289
2004	195	477	545	137	80	1,434
2003	186	563	809	130	78	1,766
2002	185	424	740	162	36	1,547
2001	185	426	529	101	57	1,298
2000	233	591	494	83	44	1,445
1999	200	509	504	127	68	1,408
1998	216	513	601	127	78	1,535
1997	164	560	737	147	96	1,704
1996	70	471	844	209	112	1,706

EAST SIDE

UPPER EAST SIDE CONDOS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,642,746	28.5%	\$1,278,386	242.5%	\$479,639
Average Price Per Sq. Ft	\$1,130	23.0%	\$919	204.6%	\$371
Median Sales Price	\$940,000	15.3%	\$815,000	168.6%	\$350,000
Number of Sales	658	-8.7%	721	29.5%	508

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
2005	\$436,112	\$735,780	\$1,611,894	\$3,985,182	\$11,631,833	\$1,642,746
2004	375,420	602,514	1,523,652	4,227,557	5,978,421	1,278,386
2003	303,524	476,575	1,279,844	3,368,756	5,760,417	1,170,514
2002	249,200	434,202	1,019,227	3,632,667		1,005,556
2001	288,264	433,166	1,101,201	3,135,799	7,392,861	1,029,993
2000	227,381	395,379	1,108,709	2,494,566	12,676,389	1,056,527
1999	186,299	316,915	732,856	1,711,091	2,378,000	612,527
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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$923	\$943	\$1165	\$1,557	\$2,546	\$1,130
2004	732	784	991	1,469	1,533	919
2003	613	633	872	1,198	1,483	808
2002	524	599	708	1,154		698
2001	599	581	766	1,148	1,571	719
2000	472	538	723	947	2,153	689
1999	361	405	493	723	619	458
1998	351	399	548	614	1,156	492
1997	286	331	415	622	602	398
1996	291	315	400	668	490	371

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$433,500	\$675,000	\$1,375,000	\$3,400,000	\$10,550,000	\$940,000
2004	350,000	560,000	1,325,000	3,495,000	5,535,000	815,000
2003	295,000	439,000	1,100,000	2,650,000	5,900,000	789,000
2002	270,000	412,000	850,000	3,600,000		555,000
2001	295,000	420,000	880,000	3,620,000	4,050,000	620,000
2000	242,500	353,000	742,000	2,700,000	2,275,000	465,000
1999	196,500	310,000	650,000	1,800,000	1,550,000	470,000
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

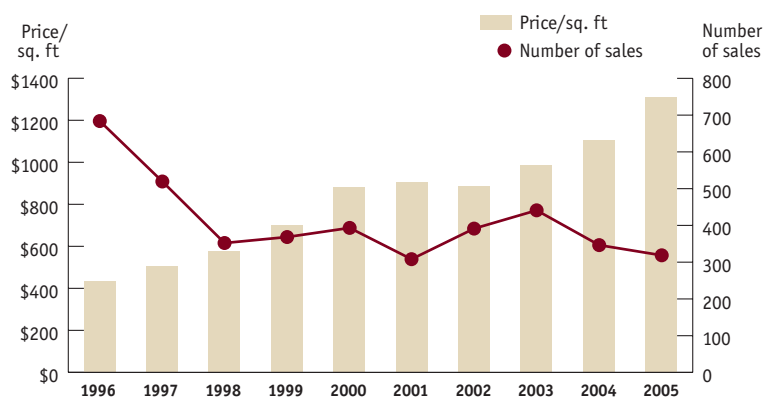
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	78	227	280	55	18	658
2004	54	287	337	24	19	721
2003	58	191	324	42	12	627
2002	56	250	287	69		662
2001	75	256	313	34	18	696
2000	78	246	325	46	3	698
1999	47	170	225	34	5	481
1998	57	122	186	18	10	393
1997	42	238	309	48	21	658
1996	39	191	254	19	5	508

EAST SIDE

FIFTH AVENUE/PARK AVENUE CORRIDOR CO-OPS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$2,538,196	1.3%	\$2,506,573	160.7%	\$973,774
Average Price Per Sq. Ft	\$1,312	18.8%	\$1,104	202.3%	\$434
Median Sales Price	\$1,825,000	12.3%	\$1,625,000	192.0%	\$625,000
Number of Sales	319	-7.8%	346	-53.3%	683

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
2005	\$493,333	\$760,065	\$1,833,177	\$3,528,326	\$8,549,897	\$2,538,196
2004	336,792	621,683	1,521,372	3,141,722	7,150,077	2,506,573
2003	323,423	686,463	1,360,452	2,890,985	5,692,825	1,968,961
2002	442,700	397,091	1,302,148	2,827,977	4,967,000	1,752,664
2001	250,667	478,300	1,244,340	3,205,778	4,614,615	1,871,008
2000	154,000	504,810	1,307,129	2,442,517	6,558,334	2,002,353
1999	136,500	391,479	936,024	2,117,232	4,257,930	1,550,413
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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$817	\$938	\$1,233	\$1,455	\$2,282	\$1,312
2004	616	750	969	1,262	1,775	1,104
2003	618	799	864	1,225	1,594	988
2002	819	552	809	1,139	1,263	\$888
2001	628	548	817	1,239	1,515	907
2000	398	576	772	1,145	1,576	883
1999	301	472	625	836	1,268	702
1998	275	414	518	738	1,025	579
1997	270	296	448	619	952	504
1996	261	297	402	520	692	434

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$427,500	\$680,000	\$1,750,000	\$3,550,000	\$6,950,000	\$1,825,000
2004	350,000	605,000	1,325,000	3,000,000	6,250,000	1,625,000
2003	295,000	542,000	1,250,000	2,600,000	4,900,000	1,337,500
2002	450,000	369,000	1,200,000	2,200,000	5,325,000	1,249,000
2001	250,000	392,000	995,000	2,304,000	4,800,000	1,100,000
2000	189,000	450,000	1,025,000	2,750,000	4,850,000	1,200,000
1999	132,000	345,000	835,000	1,850,000	3,900,000	905,000
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

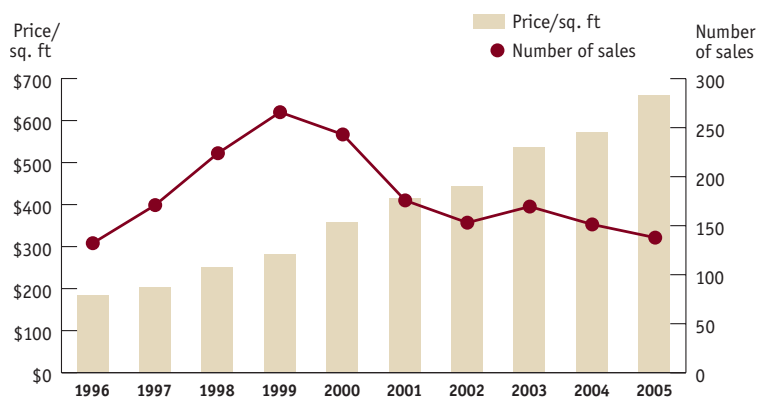
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	9	46	181	54	29	319
2004	12	46	167	71	50	346
2003	13	52	255	74	47	441
2002	18	50	200	100	23	391
2001	13	42	151	75	27	308
2000	18	53	196	79	47	393
1999	17	52	162	85	52	368
1998	21	60	165	61	44	351
1997	17	67	272	89	74	519
1996	17	104	333	140	89	683

EAST SIDE

YORKVILLE CO-OPS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$560,577	15.5%	\$485,490	171.5%	\$206,485
Average Price Per Sq. Ft	\$661	15.4%	\$573	257.3%	\$185
Median Sales Price	\$435,000	11.8%	\$389,000	222.2%	\$135,000
Number of Sales	138	-8.6%	151	4.5%	132

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
2005	\$256,941	\$432,489	\$890,405	\$1,570,000	\$1,875,000	\$560,577
2004	212,838	384,766	670,993	1,485,125		485,490
2003	168,375	319,155	710,803	1,504,625	\$1,700,000	553,362
2002	141,000	270,316	586,133	1,125,000		434,087
2001	129,921	252,012	576,211	1,138,571	1,812,500	398,348
2000	114,235	228,117	499,637	1,258,444		317,916
1999	101,539	171,250	428,097	880,909	1,200,000	266,417
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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$606	\$629	\$738	\$854	\$982	\$661
2004	481	549	632	828		573
2003	404	476	586	750	\$800	537
2002	434	393	485	577		443
2001	321	368	485	585	\$649	415
2000	268	329	435	626		358
1999	211	238	376	426	430	283
1998	202	206	321	344	386	251
1997	209	169	234	297	352	204
1996	126	150	226	268	432	185

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$230,000	\$415,000	\$849,000	\$1,570,000	\$1,875,000	\$435,000
2004	183,000	365,000	616,250	1,450,000		389,000
2003	159,000	295,000	630,000	1,762,000	\$1,700,000	416,250
2002	141,000	255,000	515,000	1,125,000		350,000
2001	122,500	235,000	525,000	1,100,000	1,812,500	298,000
2000	99,000	215,000	475,000	1,275,000		240,000
1999	96,000	155,000	399,000	850,000	1,200,000	193,000
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

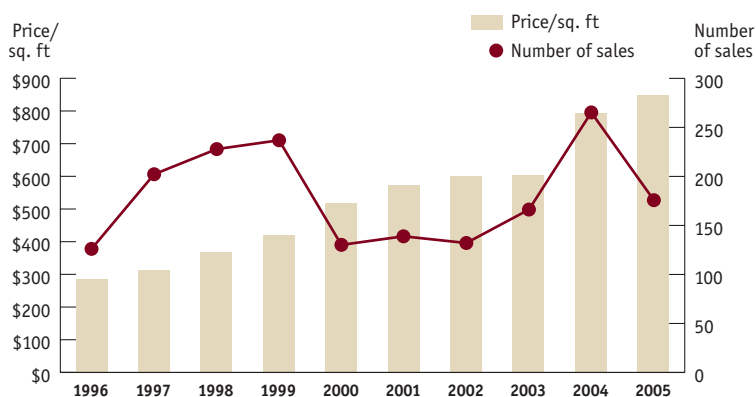
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	17	81	37	2	1	138
2004	26	79	38	8		151
2003	8	76	77	8	1	170
2002	5	77	67	5		153
2001	18	86	65	6	1	176
2000	41	124	71	7		243
1999	38	138	80	9	1	266
1998	22	116	76	9	1	224
1997	16	80	69	5	1	171
1996	7	68	51	5	1	132

EAST SIDE

YORKVILLE CONDOS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$916,797	-3.2%	\$947,076	188.6%	\$317,698
Average Price Per Sq. Ft	\$850	7.2%	\$793	196.2%	\$287
Median Sales Price	\$715,000	3.0%	\$694,000	220.6%	\$223,000
Number of Sales	176	-33.6%	265	39.7%	126

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
2005	\$383,592	\$620,112	\$1,071,976	\$2,797,222		\$916,797
2004	348,792	544,424	1,340,485	2,557,560	777,000	947,076
2003	266,543	422,601	869,493	1,435,000	2,495,000	672,910
2002	248,420	432,616	831,425	1,799,667	2,225,000	621,569
2001	259,542	389,832	800,502	1,216,667	1,149,000	564,386
2000	213,500	348,064	773,691	1,514,000	3,300,000	586,025
1999	193,700	298,934	631,008	810,050		464,928
1998	153,082	247,819	498,879	834,671		415,425
1997	139,600	206,659	454,677	904,500	1,600,000	346,634
1996	136,909	186,393	440,070	670,714		317,698

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$804	\$786	\$870	\$1,279		\$850
2004	679	700	881	1,101	849	793
2003	538	558	652	607	894	605
2002	481	596	632	860	810	602
2001	498	531	641	600	\$561	573
2000	395	471	567	700	1,100	517
1999	362	384	463	404		420
1998	313	326	393	392		369
1997	295	279	341	404	379	314
1996	267	252	322	318		287

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$433,500	\$615,000	\$925,000	\$2,700,000		\$715,000
2004	340,000	515,000	1,165,000	1,480,000	777,000	694,500
2003	269,000	415,000	780,000	1,550,000	2,495,000	540,000
2002	250,000	405,000	790,000	2,300,000	2,225,000	490,000
2001	270,000	379,000	720,000	1,295,000	1,149,000	405,000
2000	200,000	340,000	760,000	1,150,000	3,300,000	430,000
1999	169,000	289,000	650,000	950,000		372,000
1998	148,000	240,000	480,000	838,875		339,000
1997	145,000	189,500	436,500	725,000	1,600,000	265,000
1996	121,000	170,000	378,000	857,500		223,000

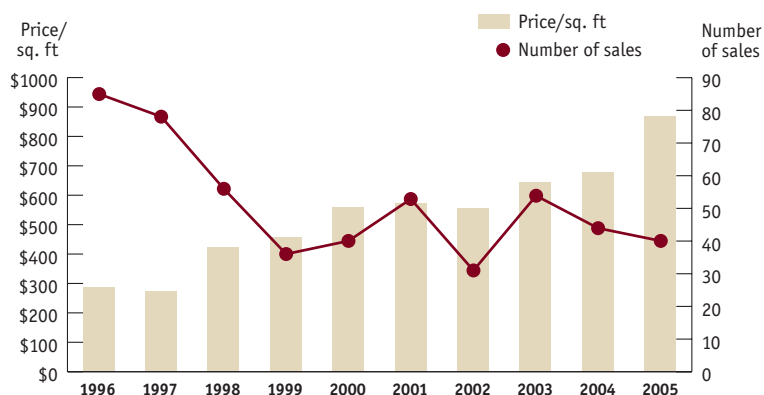
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	13	75	79	9		176
2004	24	108	127	5	1	265
2003	14	69	75	6	2	166
2002	20	51	57	3	1	132
2001	12	68	55	3	1	139
2000	18	50	55	6	1	130
1999	25	91	111	10		237
1998	11	70	140	7		228
1997	15	79	104	3	1	202
1996	11	54	54	7		126

EAST SIDE

EAST END AVENUE CO-OPS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,612,413	39.3%	\$1,157,369	167.6%	\$602,500
Average Price Per Sq. Ft	\$869	28.4%	\$677	201.7%	288
Median Sales Price	\$1,267,500	76.0%	\$720,000	360.9%	\$275,000
Number of Sales	40	-9.1%	44	-52.9%	85

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
2005	\$345,000	\$509,182	\$1,593,775	\$3,138,333	\$7,500,000	\$1,612,413
2004	185,000	432,265	1,105,633	1,997,500	3,608,750	1,157,369
2003	170,000	388,304	945,000	2,057,500	3,483,333	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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$633	\$645	\$866	\$1,296	\$1,316	\$869
2004	463	515	678	882	1,110	677
2003	309	540	635	993	1,014	646
2002		527	566	577		556
2001	328	431	569	786	898	572
2000	315	397	635	679		558
1999	265	317	434	684	934	456
1998	187	264	417	821		425
1997	189	222	316	410	451	274
1996	165	184	282	378	579	288

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$345,000	\$450,000	\$1,800,000	\$2,825,000	\$7,500,000	\$1,267,500
2004	185,000	405,000	850,000	2,175,000	2,530,000	720,000
2003	170,000	375,000	845,000	1,900,000	3,500,000	698,000
2002		385,000	795,000	1,125,000		695,000
2001	165,000	315,000	750,000	1,800,000	2,900,000	695,000
2000	125,000	290,000	795,000	1,275,000		657,500
1999	175,000	235,000	738,000	1,745,000	5,400,000	495,000
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

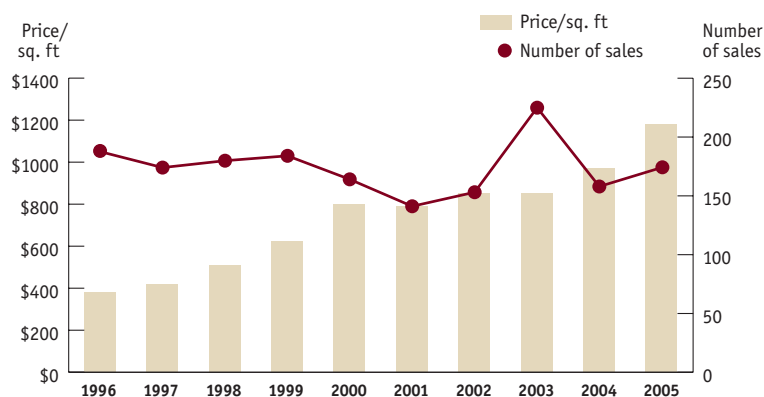
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	2	11	20	6	1	40
2004	1	17	15	8	3	44
2003	1	17	29	4	3	54
2002		9	18	4		31
2001	4	5	31	7	6	53
2000	3	14	20	3		40
1999	2	11	18	4	1	36
1998	3	20	24	9		56
1997	4	32	34	6	2	78
1996	1	25	42	10	7	85

EAST SIDE

CARNEGIE HILL CO-OPS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$2,059,230	6.7%	\$1,929,735	194.5%	\$699,151
Average Price Per Sq. Ft	\$1,181	21.6%	\$971	209.2%	\$382
Median Sales Price	\$1,572,500	16.5%	\$1,350,000	224.2%	\$485,000
Number of Sales	174	-10.1%	158	-7.4%	188

BOUNDARY

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

AVERAGE SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$415,833	\$511,021	\$1,592,250	\$3,349,836	\$5,986,667	\$2,059,230
2004	280,111	414,947	1,315,027	2,806,935	4,991,879	1,929,735
2003	341,000	402,805	1,172,103	2,180,385	4,438,818	1,540,015
2002		285,000	1,079,559	2,414,654	5,562,500	1,840,862
2001	325,000	427,197	1,059,697	2,256,386	4,463,000	1,403,435
2000	217,000	380,843	1,019,831	2,630,267	5,463,000	1,574,861
1999	142,889	302,472	868,356	1,801,798	3,712,696	1,189,681
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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$734	\$706	\$1,155	\$1,419	\$1,815	\$1,181
2004	542	593	880	1,174	1,556	971
2003	658	555	802	1,001	1,388	854
2002		496	719	1,011	1,191	854
2001	492	528	752	980	1,364	791
2000	426	506	703	1,094	1,430	799
1999	277	370	587	761	1,122	624
1998	251	283	501	648	892	511
1997	286	250	397	565	774	420
1996	174	261	369	474	623	382

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$420,000	\$525,000	\$1,475,000	\$3,550,000	\$5,850,000	\$1,572,500
2004	270,000	399,000	1,175,000	2,800,000	4,825,000	1,350,000
2003	330,000	385,000	1,071,250	2,001,000	4,100,000	1,150,000
2002		285,000	950,000	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

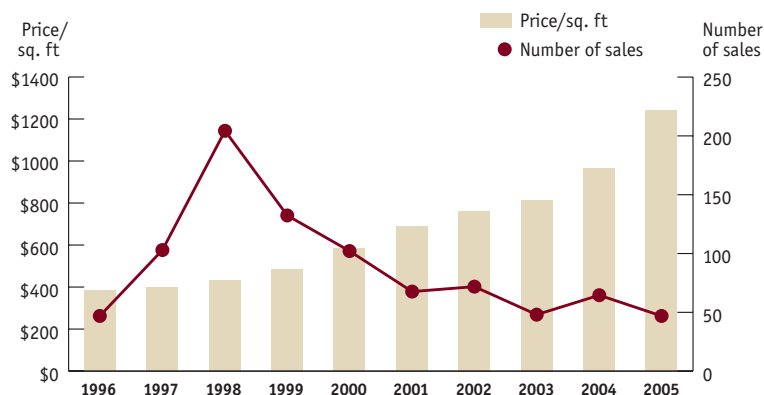
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	3	24	102	33	12	174
2004	9	23	73	31	22	158
2003	3	35	125	40	22	225
2002		5	79	60	9	153
2001	1	30	77	20	13	141
2000	4	28	87	31	14	164
1999	7	28	96	37	16	184
1998	8	33	91	32	16	180
1997	7	32	91	34	10	174
1996	7	36	94	35	16	188

EAST SIDE

CARNEGIE HILL CONDOS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,697,681	5.3%	\$1,612,409	205.5%	\$555,734
Average Price Per Sq. Ft	\$1,240	28.8%	\$963	223.8%	\$383
Median Sales Price	\$1,250,000	30.2%	\$960,000	150.0%	\$500,000
Number of Sales	47	-27.7%	65	0.0%	47

BOUNDARY

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

AVERAGE SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$527,462	\$879,000	\$1,866,526	\$3,307,500		\$1,697,681
2004	357,444	581,575	1,234,119	2,563,000	5,768,525	1,612,409
2003	368,300	508,875	1,203,517	3,575,700		1,137,756
2002	292,000	517,718	1,176,952	2,296,000	3,800,000	954,461
2001	297,139	539,486	1,136,771	2,925,000		826,466
2000	246,481	349,221	854,976	1,639,833	955,000	651,101
1999	203,957	342,765	698,108	1,572,071	1,339,875	640,106
1998	173,251	282,773	738,617	1,151,100	925,500	485,272
1997	152,850	218,033	616,570	1,195,676	1,841,667	586,733
1996	131,000	193,042	632,444	1,090,750	725,500	555,734

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$1,087	\$955	\$1,263	\$1,536		\$1,240
2004	690	776	933	1,206	1,592	963
2003	670	620	839	1,399		814
2002	589	652	826	1,105	1,287	762
2001	550	604	778	1,252		689
2000	503	465	657	825	457	585
1999	421	419	499	664	508	484
1998	347	375	517	571	279	432
1997	294	286	425	566	533	398
1996	250	280	424	527	230	383

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$565,000	\$790,000	\$1,599,000	\$3,225,000		\$1,250,000
2004	357,000	560,000	999,000	2,700,000	5,575,000	960,000
2003	355,000	540,000	970,000	2,550,000		900,000
2002	299,000	550,000	1,100,000	2,250,000	3,800,000	775,000
2001	295,000	500,000	1,050,000	2,800,000		570,000
2000	252,600	370,000	850,000	1,795,000	955,000	505,000
1999	208,000	365,000	636,000	1,795,000	1,900,000	545,000
1998	158,000	275,000	675,000	1,175,000	925,500	362,000
1997	168,000	187,500	580,500	1,186,000	2,050,000	450,000
1996	111,000	185,000	630,000	1,050,000	725,500	500,000

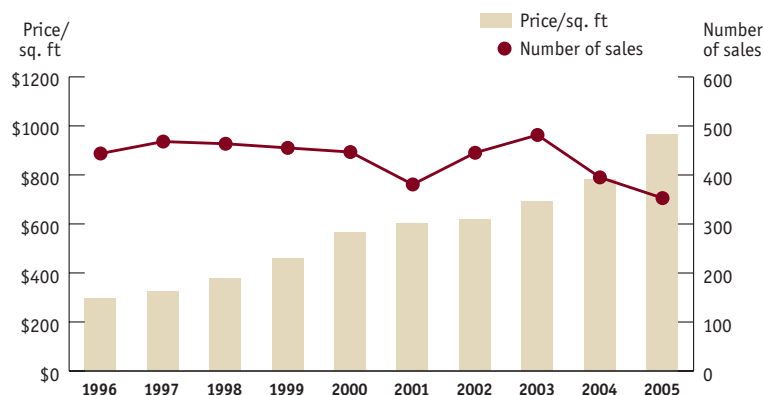
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	13	5	19	10		47
2004	9	16	27	5	8	65
2003	8	12	23	5		48
2002	11	22	33	5	1	72
2001	18	22	24	4		68
2000	26	24	42	9	1	102
1999	21	34	59	14	4	132
1998	61	48	82	10	3	204
1997	10	30	43	17	3	103
1996	6	12	18	10	1	47

EAST SIDE

LENOX HILL CO-OPS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,524,600	15.3%	\$1,321,816	201.4%	\$505,784
Average Price Per Sq. Ft	\$967	23.8%	\$781	227.8%	\$295
Median Sales Price	\$819,000	9.9%	\$745,000	264.0%	\$225,000
Number of Sales	353	-10.6%	395	-20.5%	444

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
2005	\$338,524	\$602,552	\$1,340,720	\$3,317,882	\$7,086,609	\$1,524,600
2004	266,919	474,709	1,227,169	2,767,721	7,653,743	1,321,816
2003	247,325	457,344	1,013,633	2,586,997	6,473,421	1,075,080
2002	237,553	373,208	1,018,486	2,374,286	4,716,667	915,198
2001	208,117	371,777	953,297	2,223,042	3,900,720	782,909
2000	168,832	338,709	928,033	2,317,094	9,576,250	930,492
1999	119,190	281,829	789,901	1,846,983	5,299,706	717,950
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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$664	\$766	\$986	\$1,266	\$1,990	\$967
2004	520	602	839	1,063	1,620	781
2003	519	558	689	1,113	1,512	691
2002	434	483	683	947	1,180	620
2001	423	490	686	974	1,134	603
2000	334	424	633	936	1,524	566
1999	258	358	520	801	1,124	461
1998	205	291	424	683	1,089	378
1997	184	230	345	616	837	326
1996	173	207	316	475	710	295

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$335,000	\$552,000	\$1,125,000	\$3,300,000	\$5,200,000	\$819,000
2004	250,000	435,000	1,080,000	2,550,000	6,350,000	745,000
2003	239,000	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

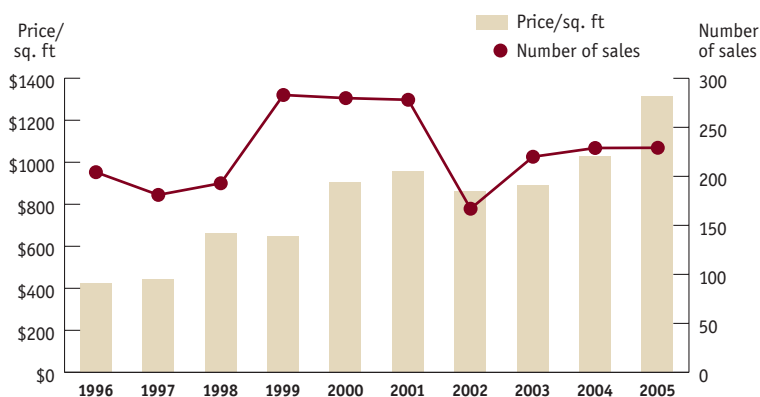
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	45	105	152	28	23	353
2004	57	118	166	34	20	395
2003	60	161	202	39	19	481
2002	85	108	208	31	13	445
2001	76	121	147	28	9	381
2000	65	146	190	36	10	447
1999	71	161	174	36	13	455
1998	91	153	172	32	16	464
1997	70	158	185	29	26	468
1996	54	143	189	38	20	444

EAST SIDE

LENOX HILL CONDOS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$2,269,532	59.6%	\$1,422,356	257.2%	\$635,380
Average Price Per Sq. Ft	\$1,313	27.4%	\$1,031	210.4%	\$423
Median Sales Price	\$1,270,000	27.1%	\$999,000	206.0%	\$415,000
Number of Sales	229	0.0%	229	12.3%	204

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
2005	\$451,880	\$865,362	\$1,860,493	\$4,861,842	\$13,902,500	\$2,269,532
2004	430,453	680,771	1,622,034	5,880,000	7,816,667	1,422,356
2003	330,140	565,981	1,489,197	3,990,000	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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$940	\$1,112	\$1,313	\$1,700	\$2,709	\$1,313
2004	822	874	1,089	1,927	1,820	1,031
2003	657	702	978	1,333	1,539	891
2002	479	593	846	1,249		864
2001	611	639	826	1,490	2,208	960
2000	605	619	871	1,593	1,753	905
1999	394	491	676	1,138	1,529	647
1998	401	464	775	921	2,192	661
1997	345	384	478	622	710	446
1996	321	338	438	702	715	423

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$440,000	\$795,000	\$1,700,000	\$4,800,000	\$17,500,000	\$1,270,000
2004	370,000	620,000	1,395,000	5,715,000	3,750,000	999,000
2003	330,000	575,000	1,250,000	4,500,000	7,500,000	925,000
2002	250,000	420,000	1,125,000	3,850,000		980,000
2001	295,000	525,000	1,015,000	4,582,500	9,900,000	975,000
2000	255,000	465,000	1,156,000	5,300,000	9,037,000	896,500
1999	215,000	385,000	760,000	2,900,000	6,500,000	600,000
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

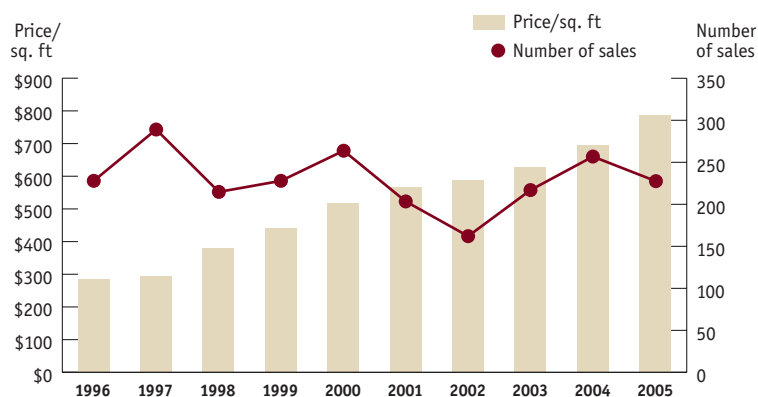
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	25	73	100	19	12	229
2004	15	81	123	7	3	229
2003	28	58	119	12	3	220
2002	9	42	74	42		167
2001	20	40	170	24	24	278
2000	26	71	140	23	20	280
1999	25	88	144	18	8	283
1998	30	57	93	9	4	193
1997	21	63	80	12	5	181
1996	20	55	111	11	7	204

EAST SIDE

SUTTON/BEEKMAN CO-OPS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,096,879	9.9%	\$998,211	142.3%	\$452,723
Average Price Per Sq. Ft	\$787	13.2%	\$695	176.1%	\$285
Median Sales Price	\$835,000	8.4%	\$770,000	149.3%	\$335,000
Number of Sales	228	-11.3%	257	0.0%	228

BOUNDARY

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

AVERAGE SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$308,350	\$620,392	\$1,224,161	\$2,913,363	\$2,980,000	\$1,096,879
2004	269,548	532,326	1,098,363	2,574,202	3,765,000	998,211
2003	243,659	478,879	968,686	2,021,111	4,008,333	866,374
2002	186,250	401,714	892,333	2,025,000	4,700,000	803,530
2001	197,137	360,981	838,842	2,640,426	3,657,500	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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$589	\$706	\$845	\$1,006	\$890	\$787
2004	506	595	748	941	1,008	695
2003	484	579	642	822	1,055	628
2002	369	465	670	810	1,382	587
2001	456	473	586	790	974	568
2000	330	425	560	693	1,211	518
1999	246	343	513	509	1,004	440
1998	212	301	408	461	708	380
1997	199	242	317	393	523	293
1996	181	212	317	385	506	285

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$299,000	\$612,500	\$1,160,000	\$3,300,000	\$2,900,000	\$835,000
2004	277,500	520,000	965,000	1,825,000	3,235,000	770,000
2003	238,750	425,000	875,000	1,790,000	2,750,000	740,000
2002	210,000	381,500	995,000	2,350,000	4,700,000	478,000
2001	182,000	380,000	737,500	2,500,000	3,465,000	532,000
2000	170,000	325,000	710,000	2,000,000	2,750,000	650,000
1999	140,000	310,000	628,000	1,587,000	6,300,000	412,000
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

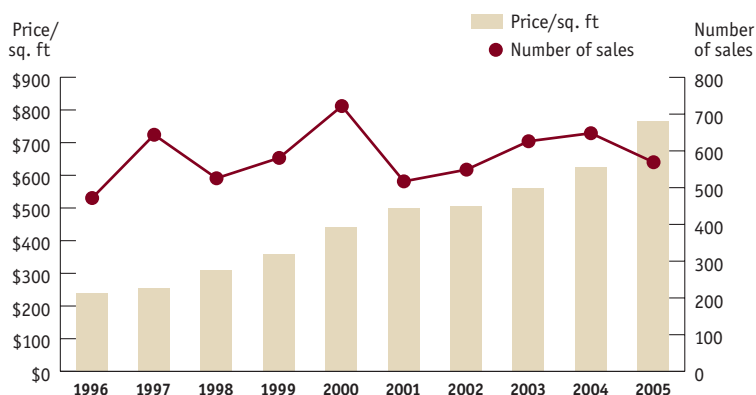
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	22	74	111	16	5	228
2004	26	81	125	21	4	257
2003	11	67	127	9	3	217
2002	18	63	67	9	5	162
2001	23	58	111	9	2	203
2000	27	87	124	23	3	264
1999	24	78	108	16	2	228
1998	6	55	123	23	8	215
1997	28	93	140	18	10	289
1996	6	66	135	16	5	228

EAST SIDE

MIDTOWN EAST/TURTLE BAY CO-OPS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$838,830	14.3%	\$734,147	116.4%	\$387,669
Average Price Per Sq. Ft	\$765	22.2%	\$626	217.4%	\$241
Median Sales Price	\$635,000	21.0%	\$525,000	209.8%	\$205,000
Number of Sales	569	-12.2%	648	62.1%	472

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
2005	\$344,878	\$576,036	\$1,123,554	\$2,805,440	\$2,980,000	\$838,830
2004	267,072	468,832	973,819	2,355,120	3,493,333	734,147
2003	228,326	419,819	891,251	2,049,091	3,693,750	605,941
2002	212,271	327,254	779,481	2,025,000	3,750,000	567,578
2001	191,703	335,667	755,790	2,898,389	3,028,750	550,329
2000	165,116	303,831	711,771	1,886,771	5,400,000	519,055
1999	137,985	250,901	623,280	1,505,328	4,788,667	405,127
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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$692	\$707	\$836	\$999	\$890	\$765
2004	537	571	685	880	1,032	626
2003	446	542	627	830	1,020	561
2002	441	421	588	810	946	505
2001	421	437	553	795	966	501
2000	319	388	530	689	1,122	440
1999	253	319	463	479	835	359
1998	212	256	370	487	628	311
1997	189	218	294	398	526	256
1996	168	189	283	380	443	241

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$310,000	\$550,000	\$990,000	\$2,750,000	\$2,900,000	\$635,000
2004	250,000	440,000	850,000	1,825,000	3,235,000	525,000
2003	225,000	379,000	795,000	1,850,000	2,750,000	415,000
2002	200,000	325,000	575,000	2,350,000	4,700,000	365,000
2001	182,000	325,000	630,000	2,500,000	3,465,000	380,000
2000	150,000	270,000	635,000	2,000,000	2,750,000	345,000
1999	132,500	245,500	575,000	1,395,000	6,300,000	258,000
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

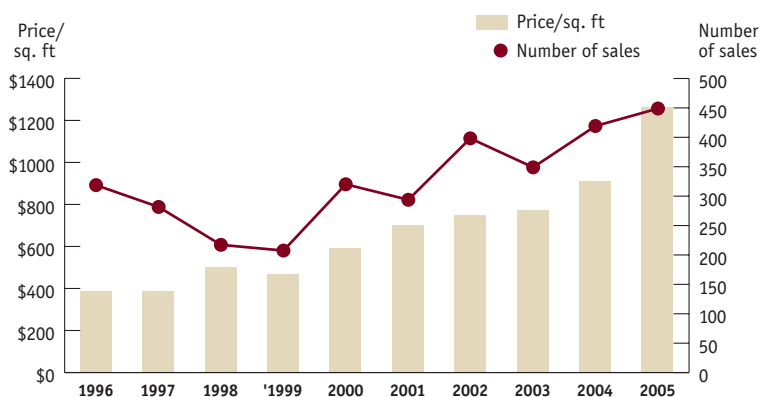
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	112	215	217	20	5	569
2004	136	221	258	27	6	648
2003	137	237	237	11	4	626
2002	95	222	214	9	9	549
2001	112	170	222	9	4	517
2000	180	261	243	32	6	722
1999	149	216	196	18	3	582
1998	88	181	213	32	12	526
1997	77	265	260	32	10	644
1996	38	148	249	27	10	472

EAST SIDE

MIDTOWN EAST/TURTLE BAY CONDOS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,907,952	52.8%	\$1,248,809	302.1%	\$474,457
Average Price Per Sq. Ft	\$1,264	38.7%	\$911	227.5%	\$386
Median Sales Price	\$1,235,000	46.7%	\$842,000	341.1%	\$280,000
Number of Sales	449	7.2%	419	41.2%	318

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
2005	\$439,854	\$786,121	\$2,238,397	\$5,273,700	\$15,640,700	\$1,907,952
2004	370,453	670,706	1,778,819	3,757,933	11,672,300	1,248,809
2003	298,652	526,814	1,402,149	2,372,182	1,075,000	986,125
2002	262,943	474,786	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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$947	\$1,008	\$1,406	\$1,789	\$2,888	\$1,264
2004	786	815	1,018	1,138	1,403	911
2003	648	666	874	888	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

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$425,000	\$690,000	\$1,995,000	\$3,800,000	\$18,328,500	\$1,235,000
2004	350,000	650,000	1,500,000	2,910,000	11,672,300	842,000
2003	286,000	462,000	1,155,000	2,000,000	1,075,000	725,000
2002	270,000	379,000	960,000	3,520,000	8,350,000	815,000
2001	286,500	470,000	1,100,000	3,811,000	13,500,000	675,000
2000	230,000	415,000	825,000	1,765,000	2,100,000	550,000
1999	165,000	325,000	745,000	1,500,000		418,000
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

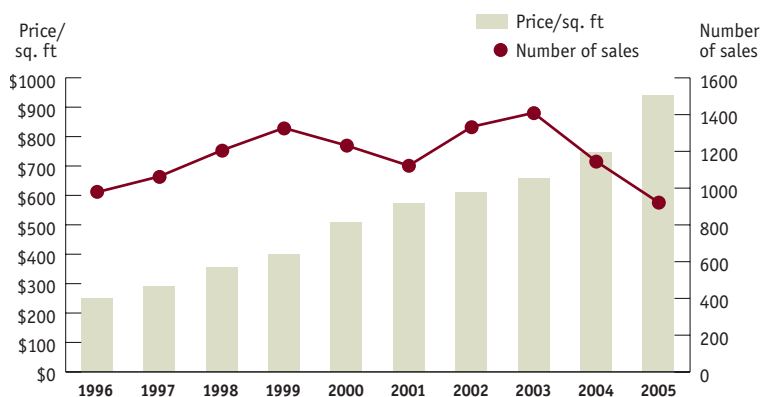
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	54	145	218	26	6	449
2004	69	152	184	12	2	419
2003	41	126	170	11	1	349
2002	32	116	227	14	9	398
2001	43	99	145	6	1	294
2000	41	143	131	3	2	320
1999	39	93	71	4		207
1998	22	87	97	7	4	217
1997	46	110	116	7	2	281
1996	47	129	137	4	1	318

WEST SIDE

WEST SIDE CO-OPS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,159,937	47.6%	\$785,872	272.9%	\$311,092
Average Price Per Sq. Ft	\$941	26.1%	\$746	274.9%	\$251
Median Sales Price	\$699,000	21.6%	\$575,000	267.9%	\$190,000
Number of Sales	923	-19.2%	1,143	-5.8%	980

BOUNDARY

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

AVERAGE SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$322,416	\$559,684	\$1,279,374	\$3,400,335	\$7,641,955	\$1,159,937
2004	284,198	465,490	1,060,427	2,538,862	6,661,667	877,636
2003	239,586	402,761	869,817	2,347,043	5,330,266	785,872
2002	193,941	371,644	815,094	2,590,444	4,882,857	793,549
2001	215,194	351,051	780,578	2,300,772	3,763,733	673,799
2000	169,172	310,300	759,983	1,979,114	4,090,840	609,731
1999	131,363	244,486	617,714	1,543,781	2,865,054	473,619
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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$775	\$787	\$990	\$1,477	\$2,056	\$941
2004	586	671	790	1,113	1,772	746
2003	529	584	680	1,003	1,412	659
2002	412	513	642	1,018	1,412	612
2001	436	495	613	975	1,303	574
2000	368	440	562	883	1,199	510
1999	282	343	460	665	825	400
1998	236	302	412	591	839	356
1997	200	244	323	500	699	291
1996	174	210	271	433	526	251

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$299,000	\$530,000	\$1,120,000	\$2,802,000	\$6,766,000	\$699,000
2004	260,000	447,500	895,000	2,250,000	5,625,000	575,000
2003	229,000	385,000	720,000	1,725,000	5,200,000	525,000
2002	190,000	365,000	675,000	2,415,000	3,550,000	455,000
2001	202,000	340,000	655,000	1,850,000	3,125,000	420,000
2000	163,500	300,000	630,000	1,650,000	2,850,000	375,000
1999	130,000	233,000	511,000	1,325,000	2,337,500	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

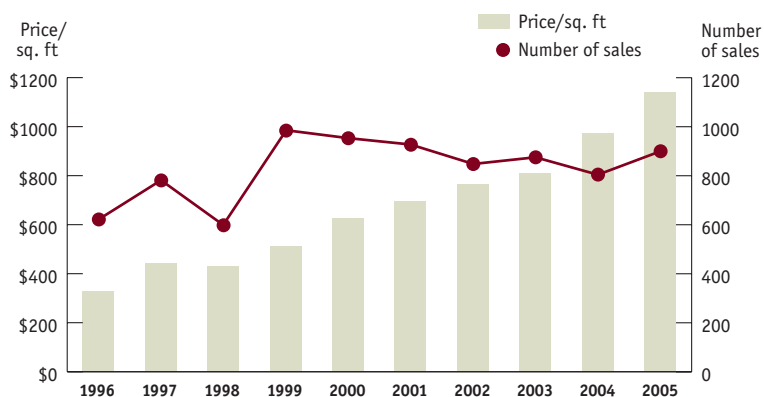
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	142	318	387	54	22	923
2004	165	440	457	66	15	1,143
2003	178	492	632	85	22	1,409
2002	153	459	607	81	31	1,331
2001	202	379	450	76	14	1,121
2000	224	439	485	64	20	1,232
1999	242	512	476	76	21	1,327
1998	223	424	476	65	16	1,204
1997	135	401	456	59	10	1,061
1996	128	357	414	64	17	980

WEST SIDE

WEST SIDE CONDOS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,393,323	8.0%	\$1,290,434	292.9%	\$354,640
Average Price Per Sq. Ft	\$1,142	17.2%	\$974	248.2%	\$328
Median Sales Price	\$875,000	10.8%	\$790,000	239.1%	\$258,000
Number of Sales	899	11.7%	805	44.5%	622

BOUNDARY

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

AVERAGE SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$468,824	\$745,477	\$1,862,518	\$4,143,244	\$12,049,143	\$1,393,323
2004	395,155	633,137	1,780,397	4,215,825	5,779,284	1,290,434
2003	325,730	539,562	1,270,532	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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$935	\$982	\$1,315	\$1,494	\$2,021	\$1,142
2004	801	821	1,124	1,365	1,466	974
2003	675	704	887	1,188	1,856	808
2002	562	653	902	1,126	1,393	765
2001	519	636	792	1,134	1,235	697
2000	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

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$445,000	\$720,000	\$1,500,000	\$3,830,000	\$5,750,000	\$875,000
2004	375,000	625,000	1,400,000	3,980,000	6,250,000	790,000
2003	315,000	495,000	1,040,000	2,700,000	5,300,000	670,000
2002	288,000	495,000	1,195,000	2,450,000	4,200,000	618,000
2001	260,000	450,000	850,000	2,000,000	4,700,000	525,000
2000	245,000	430,500	810,000	1,925,000	3,500,000	505,000
1999	200,000	325,000	690,000	2,000,000	3,500,000	425,000
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

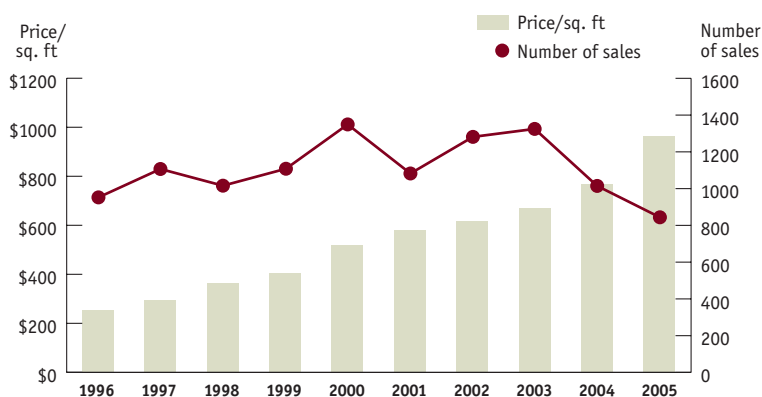
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	129	354	373	36	7	899
2004	134	296	329	34	12	805
2003	110	331	398	31	5	875
2002	120	352	329	42	5	848
2001	179	341	366	28	11	926
2000	149	320	444	33	7	953
1999	113	425	414	20	12	984
1998	105	248	224	19	3	599
1997	136	303	309	28	6	782
1996	110	237	252	21	2	622

WEST SIDE

UPPER WEST SIDE CO-OPS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,205,177	30.1%	\$926,230	199.5%	\$402,420
Average Price Per Sq. Ft	\$963	25.7%	\$766	279.1%	\$254
Median Sales Price	\$720,000	20.0%	\$600,000	269.2%	\$195,000
Number of Sales	846	-16.6%	1,014	-11.3%	954

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
2005	\$321,434	\$562,843	\$1,297,915	\$3,400,335	\$7,641,955	\$1,205,177
2004	278,226	475,124	1,097,525	2,538,862	6,616,667	926,230
2003	240,035	407,400	888,483	2,347,043	5,330,266	810,718
2002	189,194	371,184	820,779	2,590,444	4,882,857	810,835
2001	192,554	346,666	822,162	2,167,253	3,991,806	725,564
2000	150,146	334,264	724,792	1,650,577	2,117,130	533,074
1999	135,015	235,220	621,042	1,545,086	3,253,889	496,269
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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$769	\$802	\$1,014	\$1,477	\$2,056	\$963
2004	588	680	813	1,113	1,772	766
2003	535	588	690	1,003	1,412	668
2002	411	513	644	1,018	1,412	617
2001	439	499	618	975	1,303	582
2000	370	447	572	887	1,199	521
1999	287	345	464	665	825	405
1998	241	305	417	594	839	362
1997	201	248	327	500	699	295
1996	176	212	275	433	526	254

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$300,000	\$535,000	\$1,150,000	\$2,802,000	\$6,766,000	\$720,000
2004	260,000	455,000	910,000	2,250,000	5,625,000	600,000
2003	227,500	389,000	725,000	1,725,000	5,200,000	535,000
2002	190,000	365,000	695,000	2,415,000	3,550,000	460,000
2001	197,000	321,000	660,000	1,600,000	3,950,000	475,000
2000	142,500	299,000	669,000	1,450,000	2,850,000	410,000
1999	136,000	225,000	515,000	1,200,000	2,530,000	295,000
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

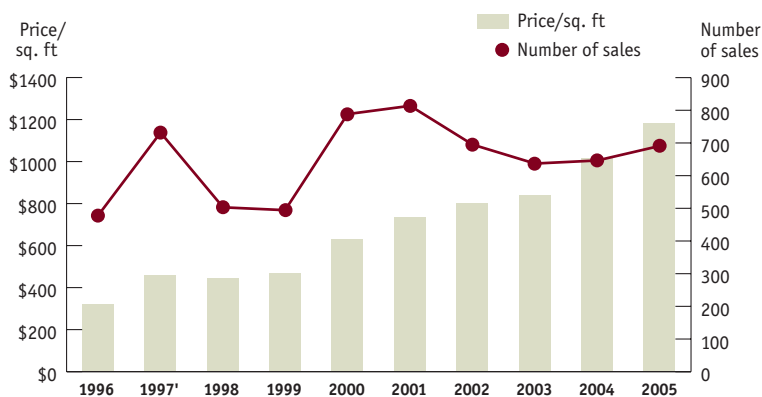
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	125	285	360	54	22	846
2004	142	378	413	66	15	1,014
2003	161	458	599	85	22	1,325
2002	139	432	599	81	31	1,282
2001	175	297	522	67	18	1,079
2000	245	529	487	69	18	1,348
1999	193	420	405	71	18	1,107
1998	168	337	421	72	18	1,016
1997	106	403	516	70	13	1,108
1996	76	316	453	85	24	954

WEST SIDE

UPPER WEST SIDE CONDOS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,535,624	8.5%	\$1,414,893	329.4%	\$357,647
Average Price Per Sq. Ft	\$1,181	16.4%	\$1,015	269.1%	\$320
Median Sales Price	\$950,000	7.3%	\$885,000	239.3%	\$280,000
Number of Sales	690	7.0%	645	44.4%	478

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
2005	\$477,113	\$764,603	\$1,900,703	\$4,220,194	\$12,049,143	\$1,535,624
2004	414,726	654,167	1,835,495	4,388,859	5,779,284	1,414,893
2003	357,267	562,272	1,334,209	3,310,185	12,935,000	1,146,743
2002	304,000	557,177	1,364,530	2,648,889	4,200,000	1,048,343
2001	251,533	475,590	1,251,362	2,306,905	4,300,000	856,586
2000	215,788	467,350	950,940	2,194,157	3,760,000	819,291
1999	209,281	352,741	833,097	1,461,250		578,718
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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$927	\$1,000	\$1,340	\$1,506	\$2,021	\$1,181
2004	840	843	1,146	1,376	1,466	1,015
2003	696	721	910	1,184	1,856	842
2002	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

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$435,000	\$735,400	\$1,565,000	\$3,830,000	\$5,750,000	\$950,000
2004	401,000	640,000	1,450,000	3,980,000	6,250,000	885,000
2003	340,000	520,000	1,110,000	2,380,000	5,300,000	750,000
2002	265,000	525,000	1,250,000	2,450,000	4,200,000	700,000
2001	245,000	440,000	834,000	1,995,000	4,700,000	565,000
2000	200,000	435,000	865,000	1,550,000	3,495,000	630,000
1999	230,000	340,000	750,000	2,000,000		480,000
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

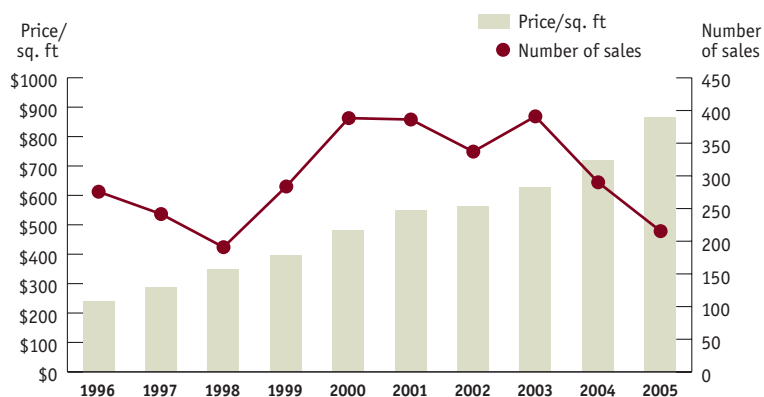
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	70	268	310	35	7	690
2004	85	228	292	28	12	645
2003	45	242	318	27	5	637
2002	56	283	309	42	5	695
2001	73	360	356	21	3	813
2000	70	325	369	17	7	788
1999	33	231	223	8		495
1998	82	191	204	21	5	503
1997	119	292	299	18	4	732
1996	40	195	231	10	2	478

WEST SIDE

RIVERSIDE DRIVE/WEST END AVENUE CORRIDOR CO-OPS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,004,298	19.5%	\$840,159	133.7%	\$429,816
Average Price Per Sq. Ft	\$865	20.3%	\$719	260.4%	\$240
Median Sales Price	\$725,000	7.4%	\$675,000	245.2%	\$210,000
Number of Sales	215	-25.9%	290	-21.8%	275

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
2005	\$326,800	\$551,904	\$1,112,718	\$2,236,067	\$4,255,000	\$1,004,298
2004	280,956	479,733	1,037,771	2,050,476	2,797,500	840,160
2003	237,528	415,360	808,052	1,766,619	2,804,200	720,332
2002	204,000	342,119	731,125	1,822,857		674,556
2001	227,763	353,353	740,752	1,836,992	3,201,000	666,263
2000	140,880	336,333	653,033	1,569,438	3,237,500	561,185
1999	143,433	261,976	566,542	1,074,180	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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$776	\$746	\$900	\$1,158	\$1,346	\$865
2004	544	664	767	937	1,059	719
2003	501	582	647	845	928	629
2002	478	454	596	780		562
2001	437	472	589	775	1,121	550
2000	370	440	514	631	878	480
1999	285	348	433	554	763	396
1998	242	294	390	489	422	350
1997	193	242	318	426	436	287
1996	163	191	258	406	406	240

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$319,000	\$518,000	\$980,000	\$2,150,000	\$3,900,000	\$725,000
2004	285,000	455,000	910,000	1,950,000	2,797,500	675,000
2003	230,000	389,000	705,000	1,495,000	2,800,000	599,000
2002	199,000	360,000	615,000	1,400,000		465,000
2001	219,000	320,000	675,000	1,775,000	3,201,000	565,000
2000	140,000	324,500	665,000	1,100,000	2,400,000	425,000
1999	145,000	256,000	500,000	975,000	2,000,000	385,000
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

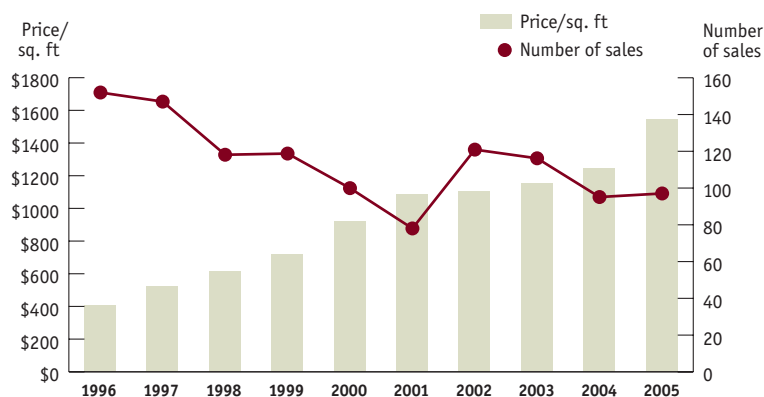
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	19	73	103	15	5	215
2004	34	101	132	21	2	290
2003	42	103	220	21	5	391
2002	31	94	181	31		337
2001	56	92	208	28	2	386
2000	66	115	174	32	2	389
1999	41	84	130	25	4	284
1998	33	44	95	17	1	190
1997	12	70	133	22	5	242
1996	17	64	158	27	9	275

WEST SIDE

CENTRAL PARK WEST CO-OPS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$3,443,737	27.4%	\$2,702,064	357.5%	\$752,667
Average Price Per Sq. Ft	\$1,548	24.0%	\$1,248	279.4%	\$408
Median Sales Price	\$2,337,500	3.9%	\$2,250,000	306.5%	\$575,000
Number of Sales	97	2.1%	95	-36.2%	152

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
2005	\$337,625	\$880,938	\$2,157,587	\$4,674,842	\$8,513,938	\$3,443,737
2004	356,375	516,900	2,033,191	3,640,565	8,737,500	2,702,064
2003	246,300	645,525	1,894,482	3,662,338	7,240,808	2,497,116
2002	160,000	806,500	1,655,333	5,248,750	6,083,750	2,708,034
2001	271,083	573,786	1,526,698	5,162,937	4,966,667	2,370,371
2000	276,933	582,964	1,762,732	2,669,875	4,570,800	1,696,527
1999	131,119	435,375	1,349,023	2,305,280	4,052,727	1,536,137
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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$745	\$1,161	\$1,410	\$1,820	\$2,217	\$1,548
2004	861	758	1,139	1,493	2,119	1,248
2003	605	867	1,077	1,365	1,813	1,151
2002	533	853	892	1,729	1,586	1,104
2001	615	770	1,004	1,561	1,670	1,089
2000	509	671	851	1,307	1,507	923
1999	371	542	760	907	933	722
1998	286	530	607	881	1,127	613
1997	340	381	517	680	989	524
1996	264	306	404	528	719	408

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$279,000	\$799,000	\$2,000,000	\$4,237,000	\$6,995,000	\$2,337,500
2004	306,500	525,000	1,845,000	3,300,000	7,500,000	2,250,000
2003	224,800	585,000	1,695,000	2,995,000	6,600,000	1,695,000
2002	160,000	784,500	1,200,000	5,900,000	8,460,000	1,725,000
2001	220,000	430,000	1,325,000	3,250,000	3,950,000	1,395,000
2000	230,000	387,000	1,100,000	2,495,000	3,626,000	1,350,000
1999	95,500	350,000	1,100,000	2,300,000	3,850,000	1,085,000
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

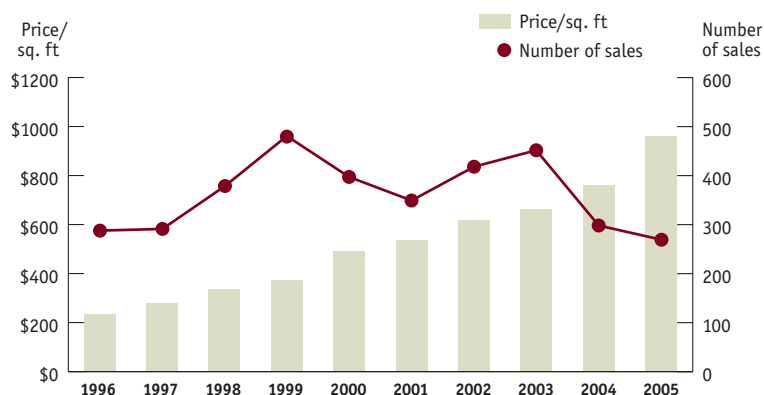
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	8	8	46	19	16	97
2004	8	9	47	23	8	95
2003	6	20	53	26	11	116
2002	4	13	68	18	18	121
2001	6	14	34	21	3	78
2000	15	14	46	20	5	100
1999	22	12	47	27	11	119
1998	24	17	48	20	9	118
1997	14	37	63	27	6	147
1996	13	32	70	30	7	152

WEST SIDE

LINCOLN CENTER CO-OPS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,066,354	20.7%	\$883,624	305.5%	\$262,978
Average Price Per Sq. Ft	\$959	25.9%	\$762	308.1%	\$235
Median Sales Price	\$555,000	14.0%	\$487,000	270.0%	\$150,000
Number of Sales	269	-9.7%	298	-6.6%	288

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
2005	\$313,431	\$571,845	\$1,445,903	\$5,167,818	\$7,858,000	\$1,066,354
2004	290,282	474,464	1,258,937	2,799,444	9,641,000	883,624
2003	253,460	412,477	961,892	3,180,334	6,514,167	721,780
2002	190,000	370,019	916,675	3,250,000	8,480,000	814,915
2001	211,685	356,257	781,595	2,068,733	6,600,000	548,908
2000	171,737	310,396	825,634	2,683,609	5,057,143	573,024
1999	134,746	250,832	602,891	2,118,806	3,457,857	378,245
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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$766	\$810	\$1,117	\$1,987	\$2,425	\$959
2004	609	673	892	1,274	1,978	762
2003	543	593	736	1,206	1,603	661
2002	383	498	707	1,081	2,126	618
2001	414	496	617	896	2,187	535
2000	350	436	588	1,124	1,204	491
1999	279	347	467	864	926	375
1998	235	312	445	613	579	335
1997	183	236	338	619	1,168	280
1996	166	207	279	484	619	235

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$299,000	\$540,000	\$1,234,000	\$5,200,000	\$6,800,000	\$555,000
2004	272,000	451,000	977,000	2,800,000	12,000,000	487,000
2003	229,000	387,500	748,000	3,200,000	6,600,000	435,000
2002	200,000	337,000	705,000	5,100,000	8,500,000	405,000
2001	210,000	340,000	640,000	1,435,000	6,700,000	359,000
2000	180,000	295,000	625,000	2,691,750	5,500,000	310,000
1999	135,000	232,000	492,500	2,200,000	3,300,000	230,000
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

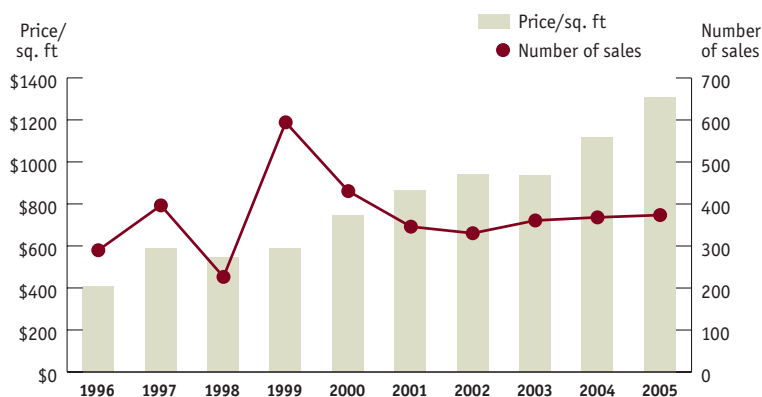
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	62	120	71	11	5	269
2004	71	126	87	9	5	298
2003	92	188	154	12	6	452
2002	63	157	180	9	9	418
2001	99	128	106	14	2	349
2000	107	155	116	13	6	397
1999	131	220	113	11	5	480
1998	114	149	104	9	3	379
1997	55	126	96	13	1	291
1996	61	121	93	11	2	288

WEST SIDE

LINCOLN CENTER CONDOS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,872,287	13.7%	\$1,646,916	303.1%	\$464,519
Average Price Per Sq. Ft	\$1,308	17.1%	\$1,117	222.2%	\$406
Median Sales Price	\$1,070,000	8.7%	\$984,000	201.4%	\$355,000
Number of Sales	373	1.1%	369	28.6%	290

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
2005	\$514,286	\$851,927	\$2,362,090	\$5,773,017	\$14,970,000	\$1,872,287
2004	433,197	732,684	2,129,997	4,873,108	5,825,140	1,646,917
2003	365,116	638,558	1,574,450	4,271,250	15,437,500	1,403,333
2002	350,143	714,536	1,701,264	2,983,333		1,373,045
2001	321,950	575,524	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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$952	\$1,041	\$1,542	\$1,879	\$2,112	\$1,308
2004	874	905	1,275	1,597	1,447	1,117
2003	709	763	1,030	1,405	2,085	935
2002	645	785	1,037	1,291		942
2001	586	719	985	1,654	1,328	864
2000	559	619	801	1,355	1,786	745
1999	622	479	643	680	1,478	587
1998	380	468	629	802	1,286	544
1997	489	472	663	843	1,125	587
1996	372	368	434	573	521	406

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$490,000	\$835,000	\$2,000,000	\$5,450,000	\$12,000,000	\$1,070,000
2004	437,000	725,000	1,700,000	4,495,000	6,400,000	984,000
2003	350,000	620,000	1,300,000	3,575,000	6,500,000	825,000
2002	310,000	690,000	1,375,000	3,000,000		969,000
2001	300,000	545,000	1,225,000	3,958,000	4,700,000	685,000
2000	280,000	485,000	985,000	2,695,000	5,350,000	665,000
1999	235,500	365,000	830,000	2,000,000	7,650,000	555,000
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

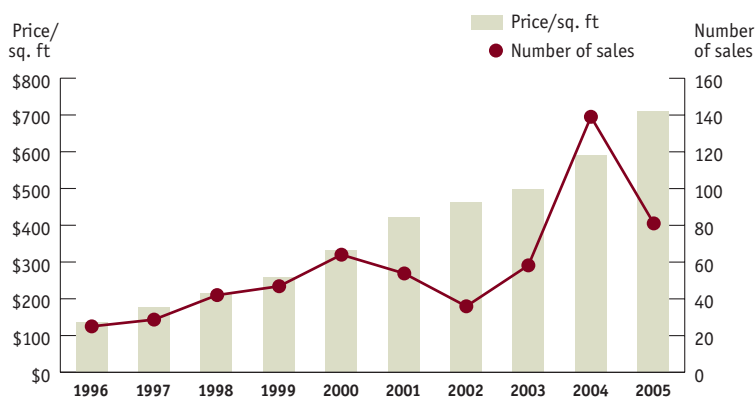
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	35	147	174	12	5	373
2004	40	129	178	12	10	369
2003	26	132	185	14	4	361
2002	32	102	167	28		329
2001	27	151	150	9	9	346
2000	31	152	229	15	3	430
1999	30	241	308	6	8	593
1998	23	97	95	9	1	225
1997	45	149	177	21	5	397
1996	33	116	128	11	2	290

WEST SIDE

MIDTOWN WEST/CLINTON CO-OPS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$655,248	32.1%	\$496,142	437.0%	\$122,025
Average Price Per Sq. Ft	\$710	20.3%	\$590	418.2%	\$137
Median Sales Price	\$499,000	14.7%	\$435,000	333.9%	\$115,000
Number of Sales	81	-41.7%	139	224.0%	25

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
2005	\$323,332	\$531,421	\$1,030,839			\$655,248
2004	321,065	406,986	812,706			496,142
2003	240,281	335,230	593,177			384,642
2002	243,000	428,000	437,000			358,056
2001	286,610	292,341	574,313			368,650
2000	164,173	255,693	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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$765	\$674	\$715			\$710
2004	578	602	577			590
2003	471	517	499			499
2002	420	498	478			463
2001	403	409	459			421
2000	332	321	336	517		332
1999	235	253	307			258
1998	180	196	281			216
1997	162	170	188			177
1996	103	155	128			137

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$275,000	\$495,000	\$855,000			\$499,000
2004	290,000	399,000	650,000			435,000
2003	246,000	348,750	537,000			355,000
2002	143,500	440,000	525,000			440,000
2001	320,000	293,000	555,000			350,000
2000	150,000	262,000	265,000	775,000		205,000
1999	105,000	175,000	345,000			135,000
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

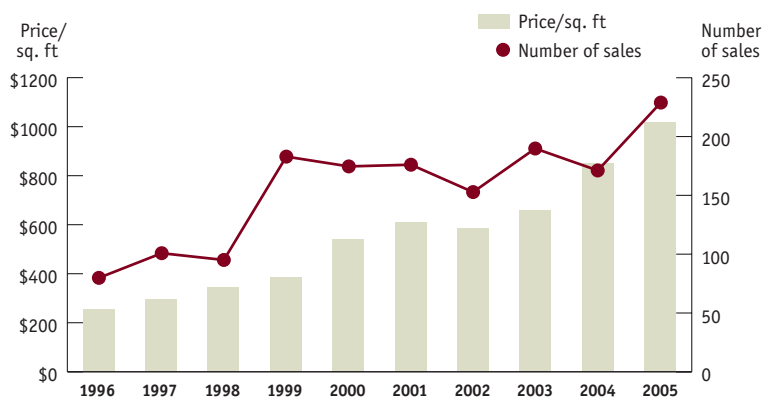
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	19	34	28			81
2004	23	69	47			139
2003	16	25	17			58
2002	14	14	8			36
2001	19	20	15			54
2000	21	24	18	1		64
1999	21	15	11			47
1998	16	13	13			42
1997	3	14	12			29
1996	4	12	9			25

WEST SIDE

MIDTOWN WEST/CLINTON CONDOS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$959,236	11.7%	\$859,067	364.7%	\$206,403
Average Price Per Sq. Ft	\$1,017	19.8%	\$849	297.3%	\$256
Median Sales Price	\$679,000	13.2%	\$600,000	319.1%	\$162,000
Number of Sales	229	33.9%	171	186.3%	80

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
2005	\$458,433	\$696,808	\$1,709,574	\$3,581,250		\$959,236
2004	361,204	615,048	1,465,182	3,408,333		859,067
2003	304,617	475,593	701,757	890,000		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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$950	\$942	\$1,177	\$1,330		\$1,017
2004	732	787	1,017	1,310		849
2003	662	655	662	659		659
2002	544	589	716			585
2001	555	618	672	254		612
2000	532	537	557	501		540
1999	369	393	386		312	385
1998	305	339	390	493		345
1997	273	285	335			297
1996	227	251	299			256

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$455,000	\$675,000	\$1,300,000	\$3,581,250		\$679,000
2004	337,000	595,000	1,150,000	4,200,000		600,000
2003	280,000	445,000	678,000	890,000		425,000
2002	315,000	377,000	700,000			335,000
2001	286,500	415,000	800,000	669,500		419,000
2000	275,000	350,000	595,000	1,500,000		342,500
1999	190,000	255,000	450,000		999,999	260,000
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

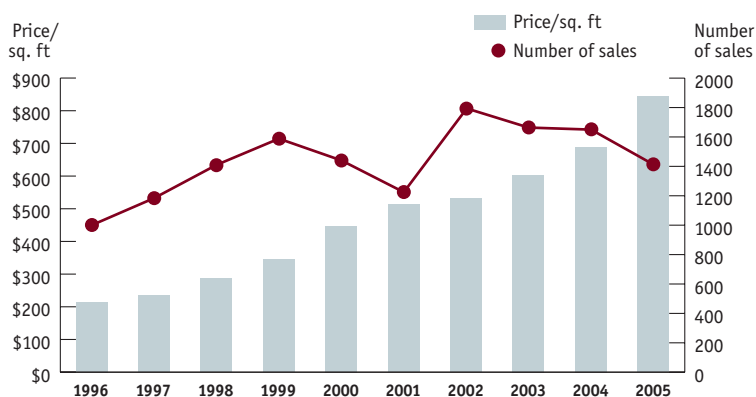
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	61	98	68	2		229
2004	49	72	44	6		171
2003	62	82	45	1		190
2002	65	70	18			153
2001	59	49	66	1		176
2000	56	71	46	2		175
1999	44	79	59		1	183
1998	28	40	26	1		95
1997	28	42	31			101
1996	31	26	23			80

DOWNTOWN

DOWNTOWN CO-OPS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$771,917	19.8%	\$644,493	272.8%	\$207,054
Average Price Per Sq. Ft	\$844	22.5%	\$689	292.6%	\$215
Median Sales Price	\$562,000	24.9%	\$450,000	287.6%	\$145,000
Number of Sales	1,416	-14.3%	1,653	41.3%	1,002

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
2005	\$371,960	\$614,367	\$1,229,430	\$2,824,308	\$3,162,556	\$771,917
2004	291,720	482,382	1,067,145	2,050,653	2,710,833	644,493
2003	264,225	440,809	846,884	1,484,722	2,266,428	545,854
2002	228,419	438,574	740,034	1,512,857	3,000,000	491,958
2001	241,349	376,974	763,056	1,762,000	1,304,360	461,634
2000	169,097	327,311	730,174	1,745,318	1,726,500	396,157
1999	136,684	254,896	586,645	1,296,516	2,509,688	316,299
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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$778	\$839	\$907	\$1,035	\$1,003	\$844
2004	628	674	764	683	717	689
2003	550	600	646	627	656	603
2002	464	532	585	649	659	531
2001	440	511	594	740	427	514
2000	368	444	545	650	551	447
1999	282	338	432	501	734	345
1998	234	279	363	518	434	287
1997	188	230	288	372	389	234
1996	173	207	261	349	269	215

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$355,000	\$579,000	\$1,070,000	\$2,755,000	\$3,500,000	\$562,000
2004	280,000	449,000	948,000	1,910,000	3,005,000	450,000
2003	253,000	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

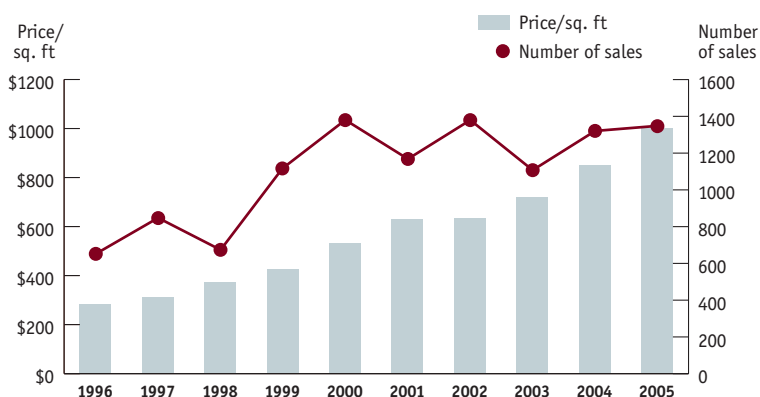
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	421	588	362	36	9	1,416
2004	494	607	516	30	6	1,653
2003	406	703	529	18	7	1,663
2002	476	788	493	32	5	1,794
2001	386	485	331	17	5	1,224
2000	486	569	363	18	3	1,439
1999	550	638	371	25	6	1,590
1998	486	568	327	18	8	1,407
1997	383	475	309	13	5	1,185
1996	291	407	288	12	4	1,002

DOWNTOWN

DOWNTOWN CONDOS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,367,027	4.7%	\$1,305,235	372.8%	\$289,104
Average Price Per Sq. Ft	\$1,003	18.1%	\$849	253.2%	\$284
Median Sales Price	\$1,050,000	5.5%	\$995,000	352.6%	\$232,000
Number of Sales	1,347	1.9%	1,322	106.3%	653

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
2005	\$537,773	\$757,362	\$1,713,436	\$3,284,275	\$6,528,571	\$1,367,027
2004	431,980	653,368	1,551,384	3,122,073	5,052,778	1,305,235
2003	528,496	567,880	1,347,252	2,458,533	2,780,556	1,076,767
2002	384,584	533,260	1,219,160	2,414,532	938,750	991,985
2001	308,118	516,317	1,159,222	2,021,539	4,368,750	845,881
2000	410,495	419,489	1,063,000	1,953,949	3,702,643	797,749
1999	398,357	322,641	892,646	1,808,385	2,015,000	599,827
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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$938	\$953	\$1,037	\$1,118	\$1,268	\$1,003
2004	766	797	878	949	1,116	849
2003	670	685	754	744	722	722
2002	592	564	673	781	448	635
2001	557	618	657	698	730	629
2000	475	502	561	682	690	533
1999	375	389	478	548	437	426
1998	310	360	421	455	373	375
1997	279	301	338	353	302	312
1996	241	273	311	349	445	284

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$460,000	\$695,000	\$1,552,831	\$2,950,000	\$5,800,000	\$1,050,000
2004	359,800	615,000	1,390,000	2,790,000	4,250,000	995,000
2003	349,000	530,000	1,270,000	2,050,000	2,800,000	807,000
2002	312,000	420,000	1,150,000	2,200,000	1,727,500	785,000
2001	305,000	440,000	962,500	1,833,195	4,175,000	672,500
2000	275,000	384,000	900,000	1,575,000	2,740,000	635,000
1999	190,000	275,000	695,000	1,590,000	2,050,000	385,000
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

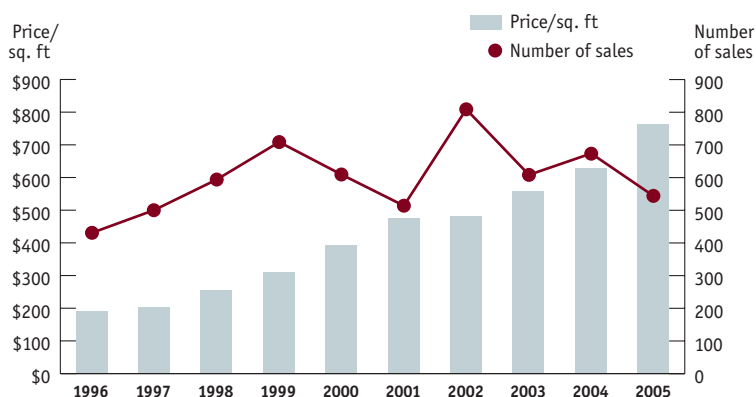
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	139	478	661	55	14	1,347
2004	110	423	687	93	9	1,322
2003	122	351	568	56	9	1,106
2002	113	471	698	89	9	1,380
2001	202	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

DOWNTOWN

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

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$617,496	22.8%	\$503,026	288.9%	\$158,794
Average Price Per Sq. Ft	\$765	21.8%	\$628	298.4%	\$192
Median Sales Price	\$489,500	23.9%	\$395,000	313.1%	\$118,500
Number of Sales	545	-19.1%	674	26.5%	431

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
2005	\$345,786	\$567,025	\$1,025,103	\$2,646,222	\$2,283,333	\$617,496
2004	259,320	452,344	947,297	2,132,000	560,000	503,026
2003	242,430	401,581	710,125	1,447,500	1,100,000	441,463
2002	196,822	343,479	660,774	1,318,000		389,454
2001	186,801	344,857	681,099	1,806,000	1,092,000	367,369
2000	147,350	284,298	569,738	2,207,500	1,367,500	285,713
1999	117,106	226,225	507,768	1,444,444	2,500,000	242,955
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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$723	\$765	\$836	\$878	\$677	\$765
2004	585	627	707	641	415	628
2003	512	551	619	665	500	557
2002	449	466	537	653		481
2001	405	475	591	925	414	476
2000	340	395	504	834	415	392
1999	261	311	416	500	1,089	311
1998	222	255	337	629	262	257
1997	173	207	254	356	459	205
1996	170	179	249	306		192

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$340,000	\$545,000	\$905,000	\$3,000,000	\$1,850,000	\$489,500
2004	251,000	435,000	852,500	2,375,000	560,000	395,000
2003	245,000	395,000	665,000	1,375,000	1,100,000	382,500
2002	190,000	335,000	562,500	1,250,000		315,000
2001	179,000	337,500	602,500	1,850,000	1,092,000	299,000
2000	140,000	275,000	485,000	2,400,000	2,395,000	219,000
1999	112,000	220,000	404,000	1,200,000	2,500,000	171,000
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

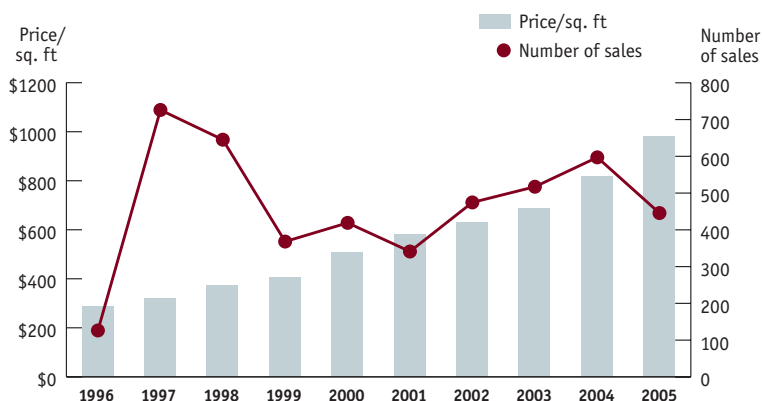
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	203	224	106	9	3	545
2004	264	254	148	7	1	674
2003	181	265	156	4	1	607
2002	280	330	176	23		809
2001	197	207	103	5	1	513
2000	258	247	99	3	2	609
1999	287	299	115	7	1	709
1998	236	258	93	4	3	594
1997	182	222	91	2	3	500
1996	148	187	94	2		431

DOWNTOWN

UNION SQUARE/GRAMERCY/KIPS BAY/MURRAY HILL CONDOS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$988,450	25.7%	\$786,448	251.9%	\$280,889
Average Price Per Sq. Ft	\$981	20.1%	\$817	230.3%	\$297
Median Sales Price	\$795,000	19.5%	\$665,000	231.3%	\$240,000
Number of Sales	445	-25.5%	597	9.1%	408

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
2005	\$535,997	\$759,462	\$1,340,357	\$3,052,857	\$4,300,000	\$988,450
2004	383,774	638,956	1,093,115	2,376,250	1,970,000	786,448
2003	325,670	505,380	901,701	2,274,500	2,250,000	600,448
2002	331,344	474,630	826,005	1,446,250	1,738,750	582,645
2001	386,099	440,464	757,348	1,471,250	3,050,000	562,720
2000	297,962	375,956	726,971	1,103,583	2,102,500	504,177
1999	212,462	320,336	544,129	956,667	1,260,000	369,294
1998	157,954	283,214	477,887	1,022,143	1,600,000	330,122
1997	150,034	234,722	412,988	707,929	800,000	284,014
1996	135,338	218,594	398,729	634,833	1,503,500	280,889

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$959	\$983	\$986	\$952	\$1,333	\$981
2004	760	832	824	751	809	817
2003	668	677	726	628	742	689
2002	567	618	673	575	712	629
2001	460	590	638	735	508	582
2000	414	495	571	581	703	510
1999	374	405	432	502	440	407
1998	320	371	399	454	562	372
1997	291	313	340	355	387	319
1996	264	285	329	292	343	297

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$465,000	\$730,000	\$1,245,000	\$2,875,000	\$4,300,000	\$795,000
2004	360,000	623,000	950,000	2,150,000	1,850,000	665,000
2003	315,000	490,000	825,000	1,862,500	2,250,000	520,000
2002	290,000	450,000	750,000	1,400,000	1,738,750	500,000
2001	285,000	440,000	649,000	1,471,250	3,050,000	480,000
2000	230,000	365,000	615,000	917,500	2,102,500	400,000
1999	180,000	300,000	473,000	865,000	1,260,000	315,000
1998	155,000	268,000	450,000	800,000	1,600,000	285,500
1997	136,000	226,000	366,000	585,500	800,000	243,000
1996	125,000	215,000	340,000	682,500	1,503,500	240,000

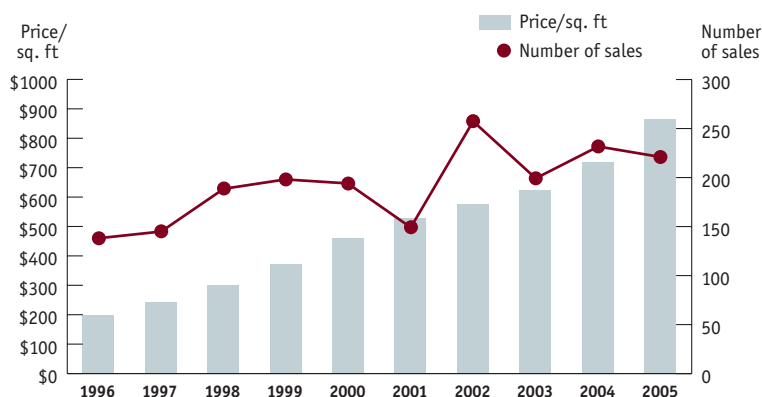
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	71	197	169	7	1	445
2004	88	296	201	8	4	597
2003	103	264	144	5	1	517
2002	70	242	156	4	2	474
2001	71	138	129	2	1	341
2000	73	191	147	6	2	419
1999	71	191	102	3	1	368
1998	104	344	189	7	1	645
1997	120	362	236	7	1	726
1996	52	211	137	6	2	408

DOWNTOWN

CHELSEA CO-OPS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$736,683	22.6%	\$600,694	311.9%	\$178,861
Average Price Per Sq. Ft	\$867	20.4%	\$720	333.5%	\$200
Median Sales Price	\$575,000	25.0%	\$460,000	296.6%	\$145,000
Number of Sales	221	-4.7%	232	60.1%	138

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
2005	\$403,905	\$620,889	\$1,068,392	\$2,523,333	\$5,400,000	\$736,683
2004	316,058	471,399	964,986	1,600,000	1,375,000	600,694
2003	281,885	465,231	801,827	1,425,000	1,612,500	516,418
2002	261,044	415,925	913,516	2,183,333		518,118
2001	244,221	363,309	664,268	1,787,250		439,926
2000	184,344	340,173	730,642	1,207,000		407,284
1999	152,079	264,103	640,412	600,000	1,950,000	303,942
1998	125,820	256,379	499,054	1,188,800	1,250,000	286,357
1997	101,747	185,172	369,640	738,000	295,000	209,099
1996	78,484	178,027	267,090	560,000	760,000	178,861

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$830	\$902	\$839	\$899	\$1,200	\$867
2004	674	732	756	533	344	720
2003	567	655	654	594	377	623
2002	505	565	686	724		576
2001	478	538	564	649		528
2000	390	462	567	299		461
1999	312	367	510	120	443	372
1998	239	315	375	353	329	301
1997	212	251	285	261	164	243
1996	153	217	231	295	214	200

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$399,000	\$625,000	\$915,000	\$2,650,000	\$5,400,000	\$575,000
2004	320,000	449,000	889,000	1,600,000	1,375,000	460,000
2003	265,000	439,000	810,000	1,425,000	1,612,500	420,000
2002	240,000	410,000	765,000	2,500,000		339,000
2001	225,000	375,000	600,000	1,750,000		332,000
2000	175,000	332,500	575,000	1,300,000		298,500
1999	137,500	248,000	490,000	600,000	1,950,000	215,000
1998	114,000	235,000	442,000	1,150,000	1,650,000	170,000
1997	95,000	169,650	330,000	687,500	295,000	152,000
1996	75,000	150,000	235,000	560,000	760,000	145,000

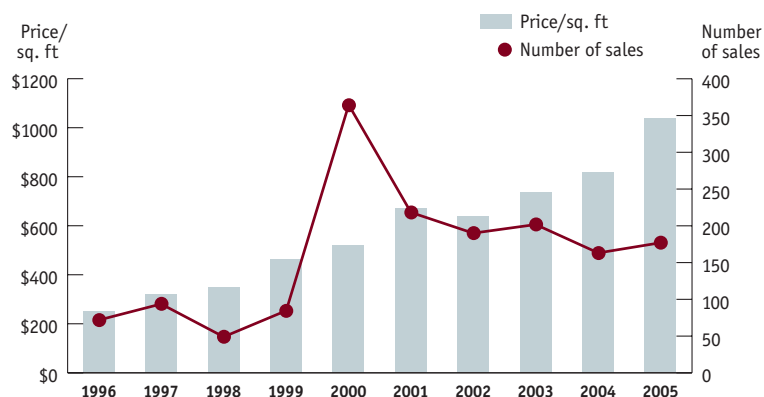
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	66	95	53	6	1	221
2004	71	80	79	1	1	232
2003	65	75	56	1	2	199
2002	91	101	60	6		258
2001	48	59	38	4		149
2000	69	69	52	4		194
1999	82	74	40	1	1	198
1998	73	65	47	3	1	189
1997	57	49	35	3	1	145
1996	47	46	43	1	1	138

DOWNTOWN

CHELSEA CONDOS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,468,694	13.8%	\$1,290,036	394.5%	\$297,031
Average Price Per Sq. Ft	\$1,039	26.7%	\$820	313.9%	\$251
Median Sales Price	\$1,295,000	12.6%	\$1,150,000	502.3%	\$215,000
Number of Sales	177	8.6%	163	145.8%	72

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
2005	\$664,556	\$865,900	\$1,672,779	\$2,818,750	\$5,800,000	\$1,468,694
2004	687,904	734,794	1,433,188	2,109,667		1,290,036
2003	760,445	650,973	1,424,748	2,700,000	2,800,000	1,234,071
2002	301,750	474,300	1,192,563	1,730,000		932,389
2001	279,375	544,135	1,273,998	1,793,750		1,098,786
2000	273,170	494,130	994,723	1,745,357	2,740,000	797,496
1999	302,208	329,086	852,033	1,396,667		574,403
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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$987	\$985	\$1,070	\$1,021	\$887	\$1,039
2004	812	849	820	763		820
2003	622	713	760	688	583	737
2002	528	683	638	665		639
2001	456	652	696	691		670
2000	448	518	532	725	717	521
1999	373	449	500	587		462
1998	286	335	411	424		349
1997	260	351	314	450		319
1996	184	261	278	240		251

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$560,000	\$721,000	\$1,435,000	\$3,000,000	\$5,800,000	\$1,295,000
2004	559,000	660,000	1,300,000	1,530,000		1,150,000
2003	385,000	700,000	1,375,000	2,500,000	2,800,000	1,182,500
2002	295,000	429,000	1,190,000	1,730,000		894,000
2001	285,000	635,000	1,171,000	1,850,000		939,000
2000	267,000	487,000	906,500	1,482,000	2,740,000	754,000
1999	238,000	305,000	660,000	1,350,000		495,000
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

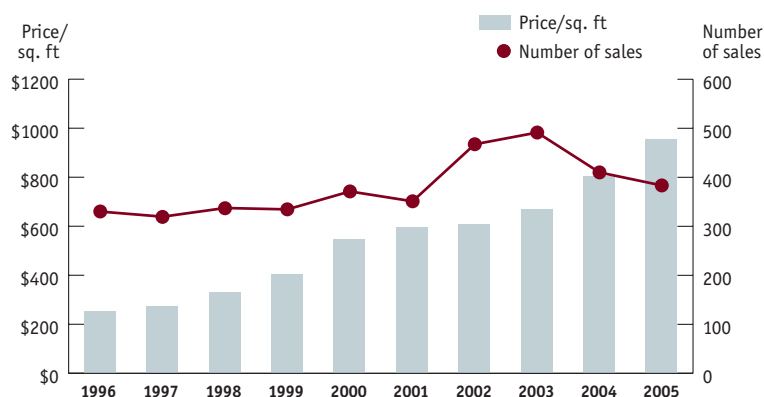
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	9	50	109	8	1	177
2004	14	33	101	15		163
2003	11	52	132	6	1	202
2002	19	49	117	5		190
2001	17	37	153	11		218
2000	53	81	222	7	1	364
1999	14	33	34	3		84
1998	8	27	13	1		49
1997	18	24	48	4		94
1996	16	22	32	2		72

DOWNTOWN

GREENWICH VILLAGE CO-OPS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$846,891	20.8%	\$701,294	191.1%	\$290,973
Average Price Per Sq. Ft	\$955	18.8%	\$804	277.5%	\$253
Median Sales Price	\$630,000	14.8%	\$549,000	272.8%	\$169,000
Number of Sale	384	-6.3%	410	16.4%	330

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
2005	\$389,330	\$667,165	\$1,246,784	\$3,188,000	\$3,463,750	\$846,891
2004	341,387	567,489	1,140,592	1,682,433		701,294
2003	281,594	469,211	979,760	1,533,571		583,810
2002	271,839	460,806	735,141			505,425
2001	210,414	404,561	1,054,117	2,725,000		592,211
2000	191,051	367,863	752,512	971,000		439,696
1999	151,618	307,870	714,105	1,040,929	1,425,833	392,118
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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$850	\$934	\$1,038	\$1,325	\$1,451	\$955
2004	703	790	916	741		804
2003	587	654	759	726		669
2002	527	601	673			607
2001	479	599	698	931		597
2000	439	544	642	1,047		549
1999	310	395	509	532	643	406
1998	261	324	422	631	851	332
1997	202	263	369	498	350	272
1996	188	241	318	488	346	253

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$375,000	\$652,000	\$1,120,000	\$3,200,000	\$4,100,000	\$630,000
2004	325,000	541,000	995,000	1,960,000		549,000
2003	279,000	440,000	825,000	1,460,000		465,000
2002	278,950	430,000	695,000			467,500
2001	225,000	360,000	750,000	2,150,000		395,000
2000	180,000	367,000	650,000	835,000		355,000
1999	139,000	305,000	560,000	1,037,000	732,500	305,000
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

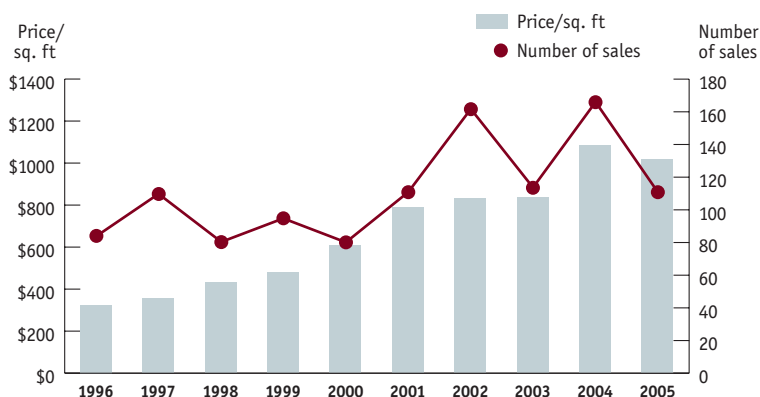
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	108	164	95	13	4	384
2004	119	154	131	6		410
2003	112	236	137	7		492
2002	100	223	145			468
2001	100	130	117	4		351
2000	94	171	97	10		372
1999	87	155	83	7	3	335
1998	122	129	81	4	1	337
1997	83	129	98	6	3	319
1996	46	162	113	7	2	330

DOWNTOWN

GREENWICH VILLAGE CONDOS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,528,667	-13.8%	\$1,773,318	307.3%	\$375,351
Average Price Per Sq. Ft	\$1,218	12.4%	\$1,084	275.9%	\$324
Median Sales Price	\$1,225,000	-23.4%	\$1,600,000	329.8%	\$285,000
Number of Sales	111	-33.1%	166	32.1%	84

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
2005	\$527,021	\$929,230	\$2,154,629	\$2,800,625	\$4,800,000	\$1,528,667
2004	475,833	715,786	1,893,704	3,682,143	4,250,000	1,773,318
2003	377,050	815,589	1,432,950	1,636,906	3,122,500	1,216,291
2002	425,120	918,938	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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$1,122	\$1,197	\$1,268	\$1,257	\$1,371	\$1,218
2004	912	935	1,116	1,232	1,417	1,084
2003	689	844	873	662	1,061	835
2002	792	831	823	1,056		833
2001	680	813	817	896		790
2000	392	616	661	1,105		609
1999	479	453	484	561		478
1998	404	422	452		284	430
1997	316	356	375	304		357
1996	270	309	345	438		324

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$546,975	\$883,000	\$1,985,587	\$3,055,000	\$4,800,000	\$1,225,000
2004	390,000	725,000	1,825,000	2,945,000	4,250,000	1,600,000
2003	475,000	695,000	1,250,000	1,900,000	3,122,500	960,000
2002	445,000	690,000	1,095,000	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

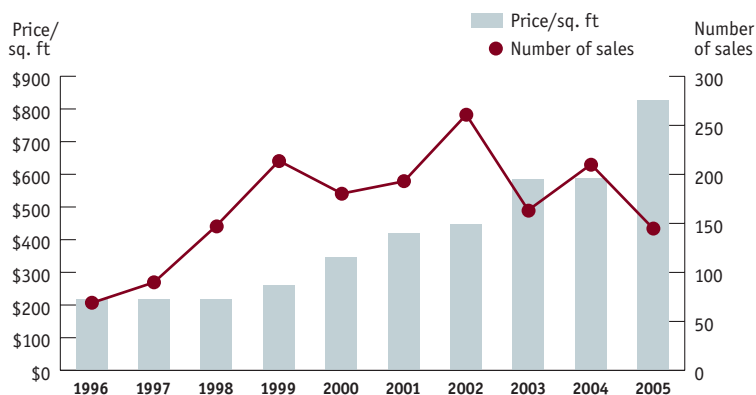
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	19	40	42	8	2	111
2004	6	33	112	14	1	166
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

DOWNTOWN

EAST VILLAGE/LOWER EAST SIDE CO-OPS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$852,007	46.5%	\$581,378	207.9%	\$276,705
Average Price Per Sq. Ft	\$827	40.6%	\$588	281.1%	\$217
Median Sales Price	\$569,000	39.5%	\$408,000	196.4%	\$192,000
Number of Sales	145	-31.0%	210	110.1%	69

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
2005	\$395,068	\$524,485	\$1,338,705	\$1,195,000		\$852,007
2004	274,464	410,094	806,868	1,832,200	1,325,000	581,378
2003	282,236	424,775	706,052	1,697,500	1,550,000	548,897
2002	244,444	336,680	627,304			440,222
2001	237,935	321,565	513,173	1,225,000	1,209,933	420,330
2000	150,634	232,802	550,567	1,249,000		369,466
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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$780	\$754	\$921	\$543		\$827
2004	623	566	600	609	570	588
2003	655	589	559	566	562	584
2002	448	465	427			447
2001	415	414	423	504	428	419
2000	264	319	400	543		348
1999	216	248	297	394		262
1998	197	194	251	259	306	218
1997	201	199	231	246		219
1996	176	205	230	279	403	217

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$312,000	\$475,000	\$900,000	\$1,195,000		\$569,000
2004	250,000	360,000	650,000	1,796,000	1,325,000	408,000
2003	247,500	395,000	620,000	1,697,500	1,550,000	439,000
2002	310,000	225,000	370,000			315,000
2001	160,000	265,000	350,000	1,800,000	1,250,000	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

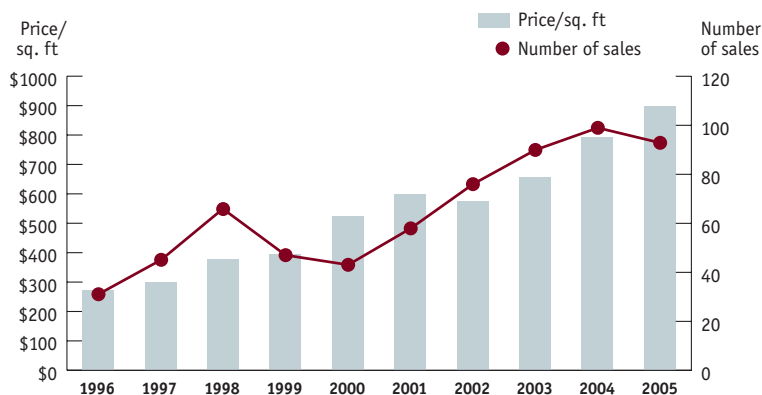
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	22	61	61	1		145
2004	28	96	80	5	1	210
2003	18	74	68	2	1	163
2002	41	114	106			261
2001	18	86	84	2	3	193
2000	27	73	78	2		180
1999	38	94	80	2		214
1998	25	62	58	1	1	147
1997	6	29	54	1		90
1996	10	23	34	1	1	69

DOWNTOWN

SOHO/TRIBECA CO-OPS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,378,918	-11.8%	\$1,563,864	168.5%	\$513,532
Average Price Per Sq. Ft	\$899	13.2%	\$794	228.1%	\$274
Median Sales Price	\$1,250,000	-7.4%	\$1,350,000	190.7%	\$430,000
Number of Sales	93	-6.1%	99	200.0%	31

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
2005	\$467,923	\$842,613	\$1,790,412	\$3,080,017	\$2,358,000	\$1,378,918
2004	544,900	636,938	1,621,417	2,551,667	4,335,000	1,563,864
2003	294,333	821,250	1,231,071	2,095,000	3,330,000	1,112,879
2002	500,000	1,330,429	876,071		3,000,000	1,128,652
2001	1,493,723	1,287,188	1,125,955	1,565,000	3,000,000	1,370,496
2000	73,375	728,194	1,044,199	1,250,000		906,893
1999	424,798	523,000	756,948	1,025,000	6,400,000	843,376
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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$863	\$920	\$889	\$994	\$561	\$899
2004	615	738	819	767	991	794
2003	601	633	663	618	926	658
2002	521	610	548		659	576
2001	585	518	657	611	712	599
2000	418	463	580	507		525
1999	353	361	379	546	1,123	395
1998	267	353	401	446	530	377
1997	223	277	321	282		301
1996		244	275	308		274

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$384,000	\$686,000	\$1,700,000	\$3,625,000	\$2,358,010	\$1,250,000
2004	353,400	655,000	1,425,000	2,495,000	3,200,000	1,350,000
2003	240,000	850,000	1,152,000	2,095,000	1,595,000	1,035,000
2002	685,000	900,000	895,000		3,000,000	895,000
2001	240,000	450,000	825,000	1,305,000	3,000,000	820,000
2000	92,500	275,000	925,000	2,500,000		845,000
1999	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

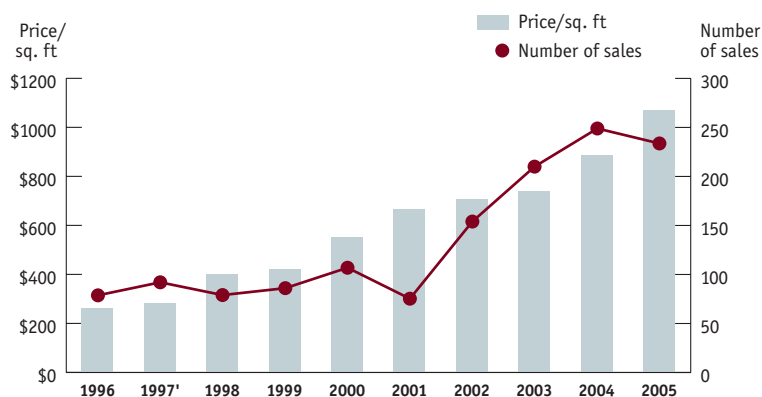
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	13	31	42	6	1	93
2004	6	16	65	9	3	99
2003	12	16	58	1	3	90
2002	9	31	32		4	76
2001	13	18	22	2	3	58
2000	4	9	26	4		43
1999	4	6	32	4	1	47
1998	7	16	40	2	1	66
1997	3	6	33	3		45
1996		8	22	1		31

DOWNTOWN

SOHO/TRIBECA CONDOS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$2,455,793	26.4%	\$1,942,246	790.4%	\$275,807
Average Price Per Sq. Ft	\$1,072	21.0%	\$886	306.1%	\$264
Median Sales Price	\$2,175,000	34.7%	\$1,615,000	690.9%	\$275,000
Number of Sales	234	-6.0%	249	196.2%	79

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
2005	\$1,073,667	\$891,995	\$2,272,120	\$3,586,879	\$7,170,000	\$2,455,793
2004	423,500	765,024	1,917,366	4,030,819	4,415,000	1,942,246
2003	1,150,682	780,413	1,744,504	2,877,203	2,870,000	1,744,122
2002	1,832,000	1,080,000	1,479,460	1,980,185	2,993,750	1,661,423
2001	2,126,003	818,891	1,320,876	2,250,000	9,000,000	1,585,338
2000	1,740,000	495,706	1,025,202	2,444,078	4,463,500	1,396,734
1999	653,600	412,938	1,268,315	2,308,500	2,050,000	972,349
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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$802	\$963	\$1,066	\$1,188	\$1,296	\$1,072
2004	786	807	886	1,006	1,106	886
2003	611	755	740	794	676	740
2002	716	656	711	708	837	709
2001	654	603	653	1,060	797	667
2000	454	528	530	633	717	552
1999	424	401	489	655	427	420
1998	252	369	435	471		401
1997	267	263	333			285
1996	234	263	272		302	264

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$437,000	\$865,000	\$2,175,000	\$3,614,787	\$8,250,000	\$2,175,000
2004	389,000	665,000	1,700,000	4,150,000	4,375,000	1,615,000
2003	1,087,500	625,000	1,585,200	2,750,000	3,300,000	1,550,000
2002	1,096,250	899,000	1,330,000	1,865,000	2,967,500	1,535,000
2001	1,650,000	750,000	1,345,000	2,250,000	9,000,000	1,385,000
2000	460,000	385,000	1,225,000	1,295,000	4,463,500	1,275,000
1999	646,000	310,000	1,150,000	2,050,000	2,050,000	785,000
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

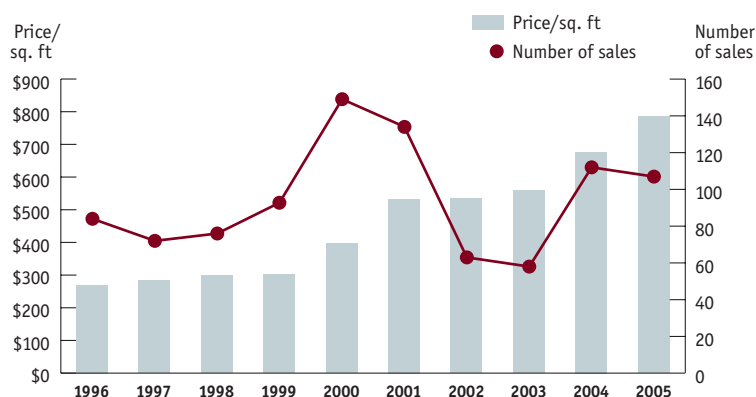
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	6	22	172	24	10	234
2004	14	42	158	31	4	249
2003	11	25	147	23	4	210
2002	16	13	56	65	4	154
2001	16	7	48	3	1	75
2000	4	17	73	12	1	107
1999	15	20	45	5	1	86
1998	5	28	45	1		79
1997	9	54	29			92
1996	5	52	21		1	79

DOWNTOWN

BATTERY PARK CITY CONDOS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$804,566	11.8%	\$719,613	255.1%	\$226,604
Average Price Per Sq Ft	\$785	16.0%	\$677	190.7%	\$270
Median Sales Price	\$560,000	8.7%	\$515,000	233.3%	\$168,000
Number of Sales	107	-4.5%	112	27.4%	84

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
2005	\$390,429	\$489,591	\$1,333,724	\$2,968,750		\$804,566
2004	347,500	420,135	1,092,576	2,862,500		719,613
2003	254,333	329,968	1,029,384	1,937,500		538,254
2002	253,143	302,216	1,368,971	2,165,500		643,770
2001	225,556	323,095	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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$708	\$728	\$902	\$1,039		\$785
2004	629	618	761	974		677
2003	448	502	714	826		558
2002	437	443	746	776		535
2001	419	515	605	749		533
2000	338	420	381			397
1999	276	305	303			301
1998	255	295	350			299
1997	218	254	360	397		283
1996	161	256	315	593		270

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$408,000	\$459,000	\$900,000	\$3,300,000		\$560,000
2004	350,000	390,000	980,000	2,800,000		515,000
2003	288,000	305,000	850,000	1,937,500		330,000
2002	255,000	285,000	1,362,500	2,449,000		325,000
2001	220,000	270,000	572,500	2,405,000		337,000
2000	215,000	265,200	540,000			265,200
1999	155,000	190,000	335,000			190,000
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

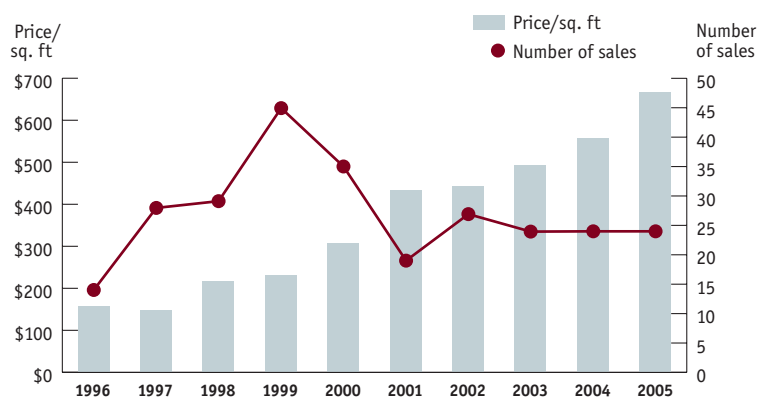
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	7	67	29	4		107
2004	6	66	36	4		112
2003	3	40	13	2		58
2002	7	37	17	2		63
2001	18	77	35	4		134
2000	8	109	32			149
1999	12	62	19			93
1998	13	48	15			76
1997	4	47	20	1		72
1996	3	60	20	1		84

DOWNTOWN

FINANCIAL DISTRICT CO-OPS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$586,375	-15.8%	\$696,625	158.2%	\$227,099
Average Price Per Sq. Ft	\$666	19.6%	\$557	324.2%	\$157
Median Sales Price	\$460,000	-23.2%	\$599,000	102.6%	\$227,000
Number of Sales	24	0.0%	24	71.4%	14

BOUNDARY

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

AVERAGE SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$324,556	\$578,700	\$941,250	\$1,600,000		\$586,375
2004	273,750	463,571	873,091	1,387,500		696,625
2003	215,750	368,889	758,909			522,125
2002	685,000		759,500			745,704
2001	483,180	367,900	565,833		1,800,000	556,951
2000	139,125	225,357	501,176			311,047
1999	150,850	196,403	404,643			285,483
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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$642	\$628	\$800	\$727		\$666
2004	486	502	621	537		557
2003	356	457	571			493
2002	517		428			444
2001	495	390	422		439	434
2000	226	294	375			307
1999	197	205	264			231
1998	161	180	290			216
1997	130	146	159			148
1996	229	98	149		71	157

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$310,000	\$570,000	\$958,000	\$1,600,000		\$460,000
2004	290,000	460,000	925,000	1,387,500		599,000
2003	199,000	360,000	740,000			515,000
2002	685,000		790,000			790,000
2001	660,000	320,000	470,000		1,800,000	470,000
2000	98,500	200,000	510,000			260,000
1999	105,000	169,500	360,000			250,000
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

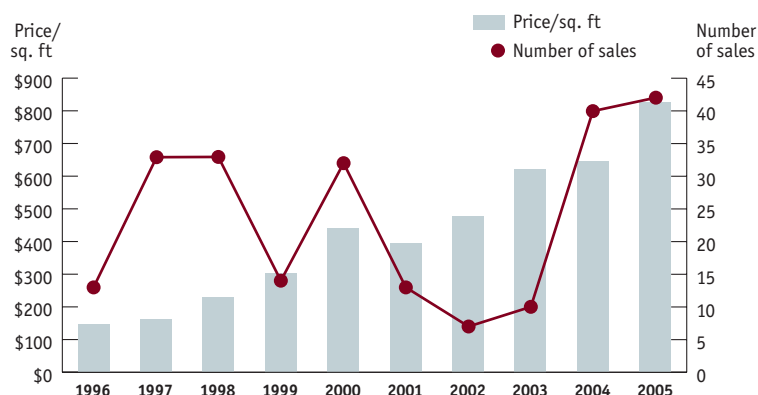
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	9	10	4	1		24
2004	4	7	11	2		24
2003	4	9	11			24
2002	5		22			27
2001	5	5	8		1	19
2000	10	11	14			35
1999	8	16	21			45
1998	9	9	11			29
1997	8	5	15			28
1996	3	1	9		1	14

DOWNTOWN

FINANCIAL DISTRICT CONDOS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$761,369	-5.1%	\$801,905	544.0%	\$118,231
Average Price Per Sq. Ft	\$825	27.9%	\$645	465.1%	\$146
Median Sales Price	\$540,000	-34.5%	\$825,000	500.0%	\$90,000
Number of Sales	42	5.0%	40	223.1%	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
2005	\$369,333	\$502,842	\$1,364,250			\$761,369
2004	464,850	611,342	935,050	1,625,000		801,905
2003	251,550	443,560	1,355,000			678,590
2002	369,500		926,200			767,143
2001	174,000	274,500	643,333		4,175,000	621,000
2000	535,063	461,243	799,563		3,560,000	679,569
1999	123,250	221,083	644,140		3,500,000	592,407
1998	100,064	210,192	324,300		1,816,667	340,273
1997	76,050	140,306	317,000			147,606
1996	88,300	132,929	165,000			118,231

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$891	\$752	\$883			\$825
2004	553	700	630	731		645
2003	622	536	764			622
2002	399		509			478
2001	366	333	421		696	394
2000	425	390	499		614	442
1999	247	269	329		500	304
1998	175	234	266		321	228
1997	151	156	205			162
1996	164	132	149			146

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$355,000	\$485,000	\$1,395,000			\$540,000
2004	329,000	570,220	875,000	1,625,000		825,000
2003	251,563	430,000	1,300,000			490,000
2002	369,511		1,150,000			690,000
2001	170,000	300,000	480,000		4,175,000	250,000
2000	168,000	269,000	850,000		3,560,000	485,000
1999	123,250	250,000	500,000		3,500,000	315,000
1998	80,000	165,000	301,500		1,850,000	165,000
1997	76,000	111,000	308,000			107,000
1996	61,000	90,000	165,000			90,000

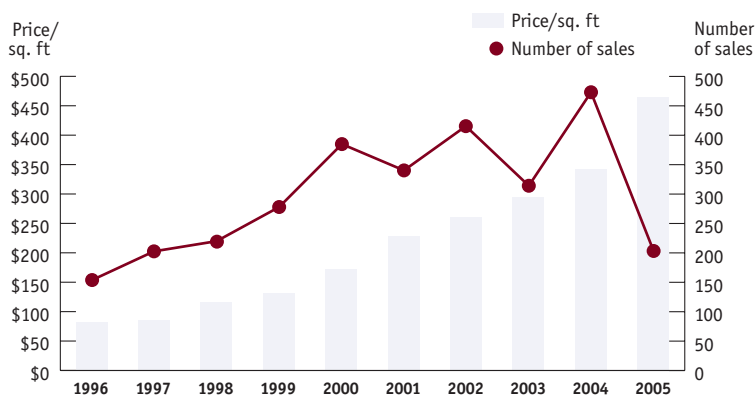
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	9	19	14			42
2004	6	12	20	2		40
2003	2	5	3			10
2002	2		5			7
2001	5	4	3		1	13
2000	16	7	8		1	32
1999	2	6	5		1	14
1998	11	13	6		3	33
1997	10	18	5			33
1996	5	7	1			13

UPTOWN

UPTOWN CO-OPS AND CONDOS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$464,484	29.5%	\$358,657	472.2%	\$81,170
Average Price Per Sq. Ft	\$465	35.6%	\$343	460.2%	\$83
Median Sales Price	\$415,740	36.1%	\$305,490	539.6%	\$65,000
Number of Sales	203	-57.1%	473	31.8%	154

BOUNDARY

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

AVERAGE SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$264,153	\$313,840	\$488,812	\$896,713	\$249,700	\$464,484
2004	168,612	230,317	402,587	829,800	885,000	358,657
2003	138,944	190,900	331,811	735,000		261,951
2002	114,071	168,438	319,972	548,438	623,800	251,491
2001	137,521	136,690	291,482	568,170		223,682
2000	129,134	99,108	231,901	386,917		170,322
1999	78,635	82,523	145,495	285,000	285,000	115,943
1998	65,941	68,697	137,556	406,938	525,000	123,051
1997	47,043	56,123	99,962	84,375	180,000	83,323
1996	39,369	50,536	100,187	170,000	525,000	81,170

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$542	\$448	\$471	\$386	\$258	\$465
2004	277	312	356	458	356	343
2003	264	266	320	402		295
2002	232	227	291	306	267	261
2001	208	188	259	332		228
2000	202	134	202	237		173
1999	106	115	148	127	112	131
1998	105	88	125	222	276	116
1997	82	75	92	50	80	85
1996	70	64	93	119	309	83

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$275,000	\$330,000	\$479,000	\$765,000	\$249,667	\$415,740
2004	176,000	222,000	345,000	708,000	875,000	305,490
2003	145,000	188,000	310,000	795,000		230,000
2002	102,500	161,422	280,000	595,000	765,000	212,500
2001	109,000	130,000	240,000	540,000		183,000
2000	92,000	88,000	166,000	225,000		120,000
1999	52,800	75,000	125,000	285,000	285,000	102,000
1998	46,000	68,000	120,000	235,000	525,000	95,000
1997	42,000	51,500	95,000	80,000	180,000	78,900
1996	28,500	47,500	82,500	170,000	525,000	65,000

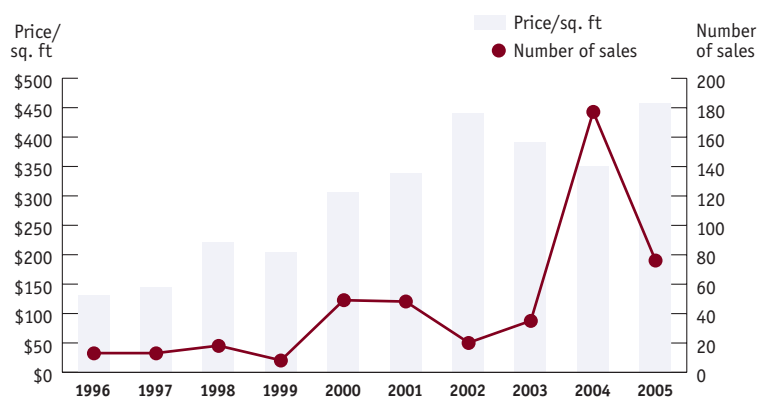
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	17	40	130	15	1	203
2004	33	109	318	10	3	473
2003	41	111	158	4		314
2002	38	158	206	8	5	415
2001	38	129	163	10		340
2000	33	160	186	6		385
1999	23	110	142	1	1	277
1998	17	71	121	8	2	219
1997	14	62	120	4	2	202
1996	22	42	88	1	1	154

UPTOWN

HARLEM/EAST HARLEM CO-OPS AND CONDOS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$573,126	39.4%	\$411,112	363.2%	\$123,723
Average Price Per Sq. Ft	\$458	30.9%	\$350	247.0%	\$132
Median Sales Price	\$550,000	77.5%	\$309,940	685.7%	\$70,000
Number of Sales	76	-57.1%	177	484.6%	13

BOUNDARY

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

AVERAGE SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$348,850	\$274,460	\$540,443	\$915,130	\$249,700	\$573,126
2004	293,250	230,855	414,721	1,119,600		411,112
2003	157,300	212,580	371,738	795,000		330,461
2002	159,000	192,500	655,453			584,335
2001	288,733	186,250	466,592			409,882
2000	273,800	115,364	514,056			385,328
1999	260,767	108,000	293,700			258,138
1998	125,500	70,000	336,125	600,375		318,472
1997	144,500	92,375	187,875			155,154
1996	57,317	61,000	228,500			123,723

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$658	\$413	\$471	\$377	\$258	\$458
2004	331	308	347	613		350
2003	412	434	377	440		391
2002	398	290	460			440
2001	295	278	356			338
2000	291	164	364			307
1999	176	216	223			204
1998	160	100	245	300		222
1997	198	109	155			145
1996	86	86	206			132

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$395,000	\$304,280	\$530,000	\$765,000	\$249,667	\$550,000
2004	395,460	225,640	324,500	1,195,000		309,940
2003	173,000	214,000	279,000	795,000		274,900
2002	159,000	192,500	275,000			260,000
2001	313,820	225,000	271,250			275,600
2000	300,000	119,000	385,000			319,000
1999	233,500	108,000	315,260			233,500
1998	139,000	70,001	275,000	965,000		204,500
1997	144,500	81,500	144,500			107,500
1996	70,000	61,000	255,000			70,000

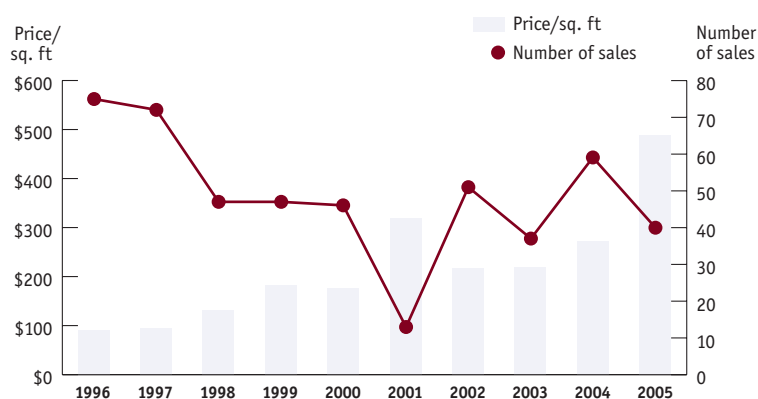
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	4	5	53	13	1	76
2004	4	20	148	5		177
2003	5	5	24	1		35
2002	1	2	17			20
2001	9	4	35			48
2000	8	11	30			49
1999	3	1	4			8
1998	4	2	8	4		18
1997	1	4	8			13
1996	6	2	5			13

UPTOWN

HAMILTON/MORNING SIDE HEIGHTS CO-OPS AND CONDOS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$441,443	69.4%	\$260,520	423.7%	\$84,288
Average Price Per Sq. Ft	\$489	79.8%	\$272	443.3%	\$90
Median Sales Price	\$474,552	143.4%	\$195,000	630.1%	\$65,000
Number of Sales	40	-32.2%	59	-46.7%	75

BOUNDARY

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

AVERAGE SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$210,000	\$340,650	\$459,575			\$441,443
2004	61,329	71,000	288,633	90,000	855,000	260,520
2003	82,767	102,662	244,345			168,363
2002	57,760	122,531	240,709			192,649
2001	117,500	166,800	240,800	1,147,600		359,438
2000	101,425	90,467	169,546	926,500		154,291
1999	51,450	79,773	155,347			133,238
1998	48,944	72,578	121,146	254,500	885,000	119,947
1997	44,218	60,054	100,406			77,250
1996	33,567	51,841	103,459	170,000	525,000	84,288

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$467	\$508	\$487			\$489
2004	112	98	304	67	357	272
2003	187	146	283			220
2002	105	193	244			217
2001	276	248	258	665		320
2000	216	135	175	637		176
1999	94	134	203			182
1998	91	112	133	187	492	131
1997	82	85	107			95
1996	65	68	102	119	309	90

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$210,000	\$468,000	\$480,000			\$474,552
2004	60,700	71,000	310,000	90,000	855,000	195,000
2003	61,431	95,500	231,000			106,313
2002	56,800	93,900	220,000			129,300
2001	117,500	166,800	250,000	1,147,604		250,000
2000	120,000	74,200	121,300	926,500		100,000
1999	51,450	79,000	112,500			103,000
1998	45,000	70,200	103,400	254,500	885,000	90,000
1997	42,000	60,300	94,800			73,000
1996	27,900	49,000	84,500	170,000	525,000	65,000

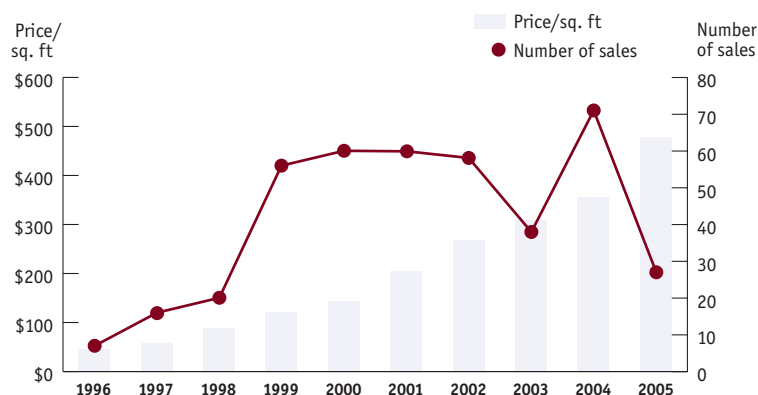
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	1	4	35			40
2004	7	2	48	1	1	59
2003	6	13	18			37
2002	5	13	33			51
2001	1	2	8	2		13
2000	4	15	26	1		46
1999	2	11	34			47
1998	9	9	26	2	1	47
1997	11	26	35			72
1996	15	17	41	1	1	75

UPTOWN

WASHINGTON HEIGHTS CO-OPS AND CONDOS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$386,889	6.2%	\$364,369	591.8%	\$55,929
Average Price Per Sq. Ft	\$479	34.9%	\$355	941.3%	\$46
Median Sales Price	\$360,000	10.8%	\$325,000	650.0%	\$48,000
Number of Sales	27	-62.0%	71	285.7%	7

BOUNDARY

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

AVERAGE SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$299,000	\$313,125	\$385,933	\$777,000		\$386,889
2004	186,714	222,659	442,019	503,333	900,000	364,369
2003	194,583	208,333	415,095	595,000		340,776
2002	102,000	202,936	300,657	525,500	728,750	327,605
2001	53,333	126,414	260,389	484,417		215,195
2000	70,000	112,592	141,917	162,500		126,079
1999	60,500	72,289	147,194	285,000	285,000	120,509
1998		51,000	127,733	110,000	165,000	117,200
1997			89,490	84,375	180,000	99,525
1996			55,929			55,929

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$598	\$490	\$462	\$441		\$479
2004	299	302	401	314	355	355
2003	246	300	327	356		309
2002	255	268	258	306	326	269
2001	141	174	225	289		205
2000	223	144	133	106		143
1999	113	104	134	127	112	122
1998		63	98	63	61	89
1997			57	50	80	58
1996			46			46

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$299,000	\$300,000	\$410,000	\$777,000		\$360,000
2004	187,500	215,000	375,000	450,000	900,000	325,000
2003	172,500	210,000	375,000	595,000		310,000
2002	102,000	200,000	280,000	560,000	765,000	287,337
2001	54,000	110,000	232,000	540,000		196,000
2000	85,000	120,000	150,000	162,500		129,000
1999	72,000	74,000	145,000	285,000	285,000	115,000
1998		38,000	125,000	110,000	165,000	125,000
1997			96,400	80,000	180,000	96,400
1996			48,000			48,000

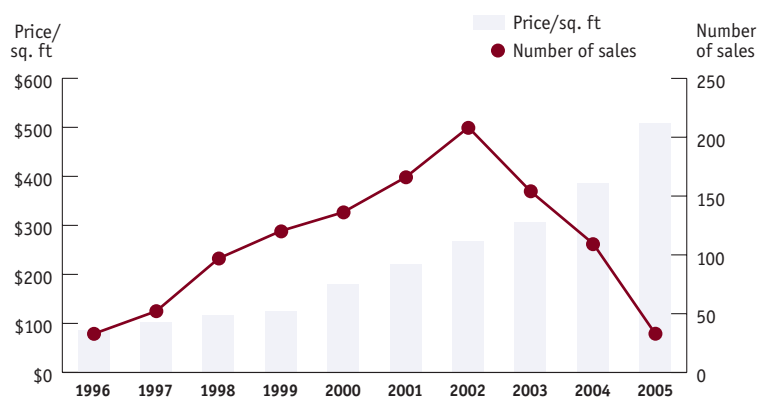
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	2	8	15	2		27
2004	7	22	37	3	2	71
2003	6	9	21	2		38
2002	1	11	37	5	4	58
2001	6	21	27	6		60
2000	4	24	30	2		60
1999	4	19	31	1	1	56
1998		3	15	1	1	20
1997			10	4	2	16
1996			7			7

UPTOWN

FORT GEORGE CO-OPS AND CONDOS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$424,715	12.7%	\$376,890	363.0%	\$91,730
Average Price Per Sq. Ft	\$508	31.3%	\$387	483.9%	\$87
Median Sales Price	\$375,000	10.3%	\$340,000	354.5%	\$82,500
Number of Sales	33	-69.7%	109	0.0%	33

BOUNDARY

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

AVERAGE SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$241,386	\$360,427	\$557,413			\$424,715
2004	196,388	261,911	484,071	1,100,000		376,890
2003	136,914	215,627	346,851	955,000		267,979
2002	114,332	180,319	320,251	586,667	204,000	240,534
2001	102,710	145,718	265,406	240,000		189,259
2000	82,643	112,127	229,184	630,000		161,527
1999	46,955	93,258	141,959			108,900
1998	62,500	85,359	139,984	235,000		118,530
1997		70,608	118,015			106,163
1996		66,362	108,220			91,730

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$507	\$491	\$521			\$508
2004	354	356	416	501		387
2003	259	290	337	457		307
2002	218	243	305	307	35	267
2001	194	202	255	130		221
2000	154	150	216	315		180
1999	85	125	136			126
1998	116	105	127	134		118
1997		90	106			102
1996		79	92			87

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$179,000	\$370,000	\$537,000			\$375,000
2004	201,000	265,000	470,000	1,100,000		340,000
2003	145,000	217,500	350,000	955,000		252,000
2002	131,000	170,000	315,000	595,000	204,000	220,000
2001	110,000	132,000	255,000	240,000		175,000
2000	79,000	90,000	225,000	630,000		140,000
1999	50,000	86,500	127,000			102,000
1998	62,500	85,000	143,000	235,000		108,000
1997		76,500	125,000			107,500
1996		72,500	115,000			82,500

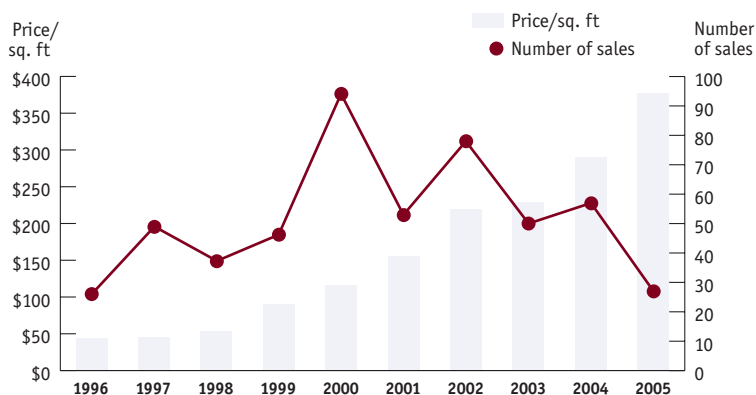
NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	7	11	15			33
2004	8	45	55	1		109
2003	22	62	69	1		154
2002	22	91	91	3	1	208
2001	20	78	66	2		166
2000	16	62	57	1		136
1999	11	60	49			120
1998	2	37	57	1		97
1997		13	39			52
1996		13	20			33

UPTOWN

INWOOD CO-OPS AND CONDOS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$319,004	24.9%	\$255,367	620.2%	\$44,296
Average Price Per Sq. Ft	\$378	30.3%	\$290	759.1%	\$44
Median Sales Price	\$330,000	50.0%	\$219,999	676.5%	\$42,500
Number of Sales	27	-52.6%	57	3.8%	26

BOUNDARY

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

AVERAGE SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$199,167	\$279,084	\$388,883			\$319,004
2004	154,829	183,055	327,033			255,367
2003	117,000	161,295	248,327			204,780
2002	141,056	146,193	234,314			177,233
2001	67,750	105,571	174,341			139,177
2000	63,000	74,525	139,135	220,000		107,053
1999	54,967	59,105	111,863			86,361
1998	26,750	38,650	60,700			46,946
1997	13,850	33,200	52,885			43,659
1996	18,800	25,650	58,426			44,296

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$451	\$372	\$366			\$378
2004	302	248	316			290
2003	236	214	241			229
2002	317	189	235			220
2001	132	136	176			156
2000	133	99	134	129		116
1999	114	76	99			90
1998	49	50	60			54
1997	28	44	49			46
1996	45	33	52			44

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	\$185,000	\$327,500	\$394,000			\$330,000
2004	175,000	200,000	310,000			210,000
2003	117,000	179,000	260,000			186,000
2002	84,000	150,000	225,000			165,000
2001	67,750	96,000	177,000			145,000
2000	63,000	73,500	132,000	220,000		85,000
1999	49,000	59,000	112,500			70,000
1998	26,750	38,000	53,000			40,000
1997	13,850	29,000	48,000			35,000
1996	18,750	28,000	55,000			42,500

NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	All
2005	3	12	12			27
2004	7	20	30			57
2003	2	22	26			50
2002	9	41	28			78
2001	2	24	27			53
2000	1	48	43	2		94
1999	3	19	24			46
1998	2	20	15			37
1997	2	19	28			49
1996	1	10	15			26