



Manhattan Decade 2002–2011

ELLIMANREPORT



Prudential **Douglas Elliman** Real Estate

prepared by:

MILLER SAMUEL INC.
REAL ESTATE APPRAISERS & CONSULTANTS

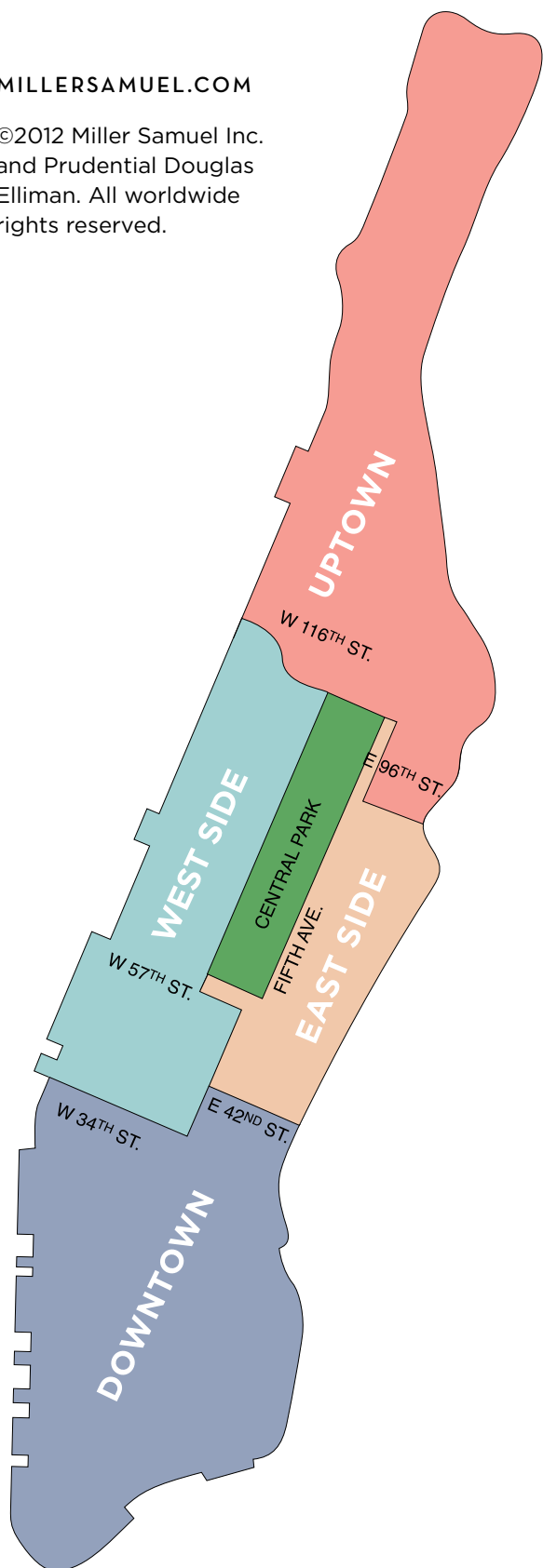
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ELLIMAN REPORT
MANHATTAN DECADE

2002-2011

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MANHATTAN MARKETS

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PRUDENTIAL DOUGLAS ELLIMAN

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For daily coverage of the real estate economy, visit the blog 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 at jmiller@millersamuel.com or follow him on Twitter at [@jonathanmiller](https://twitter.com/jonathanmiller)

The Elliman Report:

- **MANHATTAN SALES**
Quarterly overview of co-op and condo sales
- **MANHATTAN RENTALS**
Quarterly overview of residential rentals
- **MANHATTAN DECADE**
Annual 10-year overview of co-op and condo sales
- **MANHATTAN TOWNHOUSE**
Annual 10-year overview of townhouse sales
- **BROOKLYN SALES**
Quarterly overview of residential sales

- **QUEENS SALES**
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- **LONG ISLAND SALES**
Quarterly overview of residential sales
- **HAMPTON/NORTH FORK SALES**
Quarterly overview of residential sales
- **HAMPTON/NORTH FORK DECADE**
Annual 10-year overview of residential sales

Recent Additions to the Series:

- **LONG ISLAND DECADE**
Annual 10-year report of residential sales
- **WESTCHESTER/PUTNAM SALES**
Quarterly overview of residential sales
- **MIAMI SALES**
Quarterly overview of residential sales

INTRODUCTION

ELLIMAN REPORT
MANHATTAN DECADE

2002-2011

METHODOLOGY

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

MARKET BOUNDARIES

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

MARKET COVERAGE

The coverage of the Manhattan real estate market in this report includes the entire island of Manhattan. The areas presented overlap in numerous ways because they reflect different markets, neighborhoods and sub-neighborhoods. The totals from these breakdowns exceed the overall Manhattan statistics. For example, a condo sale in Carnegie Hill is also included in the Upper East Side condo statistics, the East Side condo statistics, East/West/Downtown condo statistics, Manhattan condo statistics and Manhattan co-op and condo statistics. The idea behind this coverage approach was to parse market information in commonly accepted delineations that were most requested, but most importantly, had adequate depth of data to extract trends.

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

SOURCE DATA

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

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Number of sales edged higher year-over-year. There were 10,161 sales in 2011, the third highest total of the decade. The total was 1% above the prior year total of 10,060 but 24.3% below the 2007 housing boom peak of 13,430.

Price indicators were mixed. Median sales price was \$850,000, 3.4% below \$880,000 in 2010 and 88.9% above \$450,000 in 2002. Average sales price followed the same pattern. Price per square foot edged up 2.5% to \$1,087, from \$1,060 in the prior year, reaching its third highest level in the decade.

Listing inventory and listing discount declined. There were 7,221 listings at the end of 2011, nominally less than 7,232 listings at the end of 2010. The 2011 result was 3.8% less than the 7,506 inventory total in 2002.

MANHATTAN CO-OPS AND CONDOS

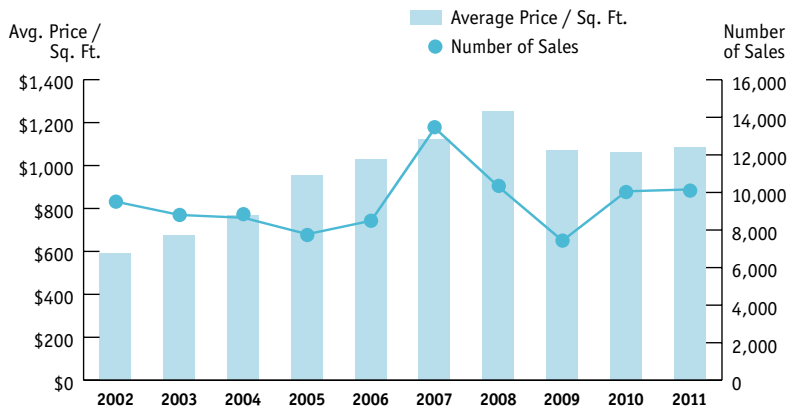
The number of sales remained above the 10,000 sale threshold for the second consecutive year and for the fourth time in the decade. There were 10,161 sales in 2011, the third highest total of the decade. The total was 1% above the prior year total of 10,060, but 24.3% below the 2007 housing boom peak of 13,430. The weakest period of sales activity for the decade was in 2009, the year after the “Lehman tipping point” in late 2008, when the credit crunch and low consumer confidence stifled sales activity. The second weakest period surprisingly occurred in 2005, after affordability fell sharply with the highest pace of price appreciation in the decade. The last two years of the decade saw the most sales of 3-bedroom and 4-bedroom apartments as the market benefited from unstable global economic conditions. Foreign buyers and the wealthy continued to seek financial refuge in the high-end Manhattan housing market.

The year-over-year price indicators were mixed, but have continued to remain relatively stable for the past three years after the sharp price correction at the end of 2008. The 2011 median sales price of a Manhattan apartment was \$850,000, 3.4% below \$880,000 in 2010. The price indicator was at its fourth highest level in the decade and 88.9% above its level in 2002. Average sales price followed the same pattern, sliding 2.1% to \$1,426,912 in 2011 from \$1,457,255. The price indicator was the third highest of the decade and 79.5% above 2002 levels. Price per square foot edged 2.5% to \$1,087 from \$1,060 in 2010, reaching its third highest level of the decade. The 3-bedroom and 4-bedroom market price indicators were generally consistent with levels seen in 2004-2005. Studios and 1-bedroom or the ‘entry-level market’ were consistent in price with 2005-2006 levels, while the 2-bedroom market was consistent with 2006 levels.

Listing inventory continued to decline. There were 7,221 listings at the end of 2011, nominally less than 7,232 listings at the end of 2010. The 2011 result was 3.8% less than the 7,506 inventory in 2002. Modest inventory levels have been the key to market stability in the past two years. The market has also been helped by declining shadow inventory, defined as housing units completed and ready for marketing but not formally offered for sale. After the onset of the credit crunch in 2008, new development activity stalled, but regained some traction as housing stock was re-priced lower to new market levels or was repurposed to other uses such as rental or hotels which reduced inventory. The modest amount of active inventory (excluding shadow inventory) has also tempered days on market and listing discount. The number of days to sell a Manhattan apartment was 127 in 2011, 8 days slower than in 2010, but roughly the same as the 126 day average for number of days on market for 2002. Listing discount, the percentage difference between the list price at time of sale and the sales price, was 4.3%, down from 7.1% in 2010. Buyers and sellers were more in sync on establishing sales price in 2011 than they were in 2010.

MANHATTAN CO-OPS AND CONDOS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,426,912	-2.1%	\$1,457,255	79.5%	\$795,079
Average Price Per Sq. Ft	\$1,087	2.5%	\$1,060	76.2%	\$617
Median Sales Price	\$850,000	-3.4%	\$880,000	88.9%	\$450,000
Number of Sales	10,161	1.0%	10,060	6.9%	9,509
Average Days on Market	127	6.7%	119	0.8%	126
Average Discount from List Price *	4.3%		7.1%		3.5%
Listing Inventory	7,221	-0.2%	7,232	-3.8%	7,506
30 Year Fixed Mortgage (Freddie Mac) *	3.91%		4.81%		6.05%
1 Year Adjustable Rate Mortgage (Freddie Mac)*	2.77%		3.40%		4.12%

*Year End

AVERAGE SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$419,522	\$686,128	\$1,508,974	\$3,144,406	\$6,685,595	\$1,426,912
2010	\$404,326	\$661,511	\$1,401,865	\$3,003,612	\$6,915,580	\$1,457,255
2009	\$428,948	\$711,736	\$1,535,836	\$2,871,516	\$6,431,198	\$1,393,001
2008	\$500,479	\$814,811	\$1,934,031	\$4,632,348	\$11,940,212	\$1,591,823
2007	\$449,128	\$736,807	\$1,655,185	\$4,261,011	\$8,601,960	\$1,351,621
2006	\$445,607	\$705,439	\$1,571,807	\$3,559,657	\$7,153,295	\$1,295,445
2005	\$389,435	\$648,423	\$1,495,109	\$3,412,859	\$7,734,909	\$1,221,265
2004	\$308,366	\$521,967	\$1,244,488	\$2,868,754	\$5,825,253	\$1,004,232
2003	\$281,854	\$451,632	\$1,034,286	\$2,482,126	\$5,230,774	\$850,340
2002	\$281,373	\$386,851	\$988,010	\$2,451,429	\$4,401,987	\$795,079

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$837	\$920	\$1,140	\$1,497	\$1,940	\$1,087
2010	\$815	\$877	\$1,097	\$1,390	\$1,945	\$1,060
2009	\$826	\$940	\$1,144	\$1,374	\$1,924	\$1,073
2008	\$993	\$1,087	\$1,373	\$1,800	\$2,831	\$1,251
2007	\$924	\$989	\$1,215	\$1,568	\$2,328	\$1,120
2006	\$859	\$922	\$1,103	\$1,409	\$1,900	\$1,031
2005	\$800	\$855	\$1,043	\$1,309	\$1,909	\$956
2004	\$632	\$689	\$819	\$1,057	\$1,481	\$767
2003	\$545	\$598	\$717	\$986	\$1,356	\$672
2002	\$552	\$496	\$682	\$951	\$1,190	\$617

MEDIAN SALES PRICE

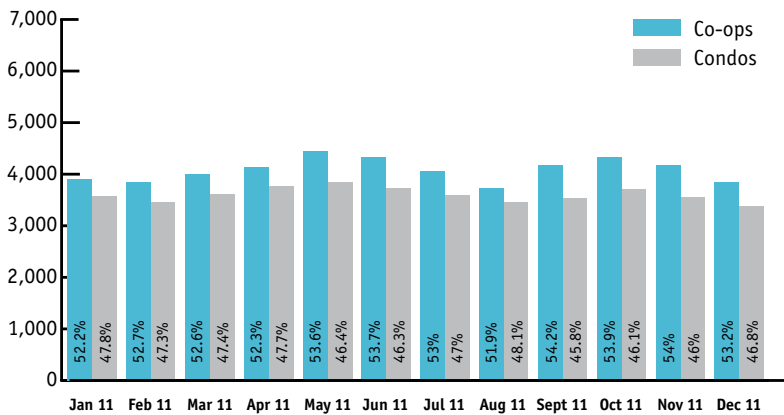
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$390,000	\$630,000	\$1,285,126	\$2,665,000	\$5,200,000	\$850,000
2010	\$384,800	\$622,647	\$1,235,033	\$2,595,000	\$5,650,000	\$880,000
2009	\$395,460	\$655,000	\$1,272,812	\$2,400,000	\$5,113,562	\$850,000
2008	\$460,000	\$750,000	\$1,600,000	\$3,790,000	\$9,350,000	\$955,000
2007	\$415,000	\$690,000	\$1,387,000	\$3,495,000	\$6,450,000	\$860,000
2006	\$410,000	\$650,000	\$1,355,000	\$3,150,000	\$5,800,000	\$830,000
2005	\$365,000	\$610,000	\$1,272,000	\$2,995,000	\$5,850,000	\$750,000
2004	\$288,000	\$484,000	\$990,000	\$2,345,000	\$5,535,000	\$605,859
2003	\$246,188	\$415,000	\$855,000	\$2,050,000	\$3,700,000	\$495,000
2002	\$227,000	\$380,000	\$795,000	\$1,996,000	\$3,800,000	\$450,000

NUMBER OF SALES

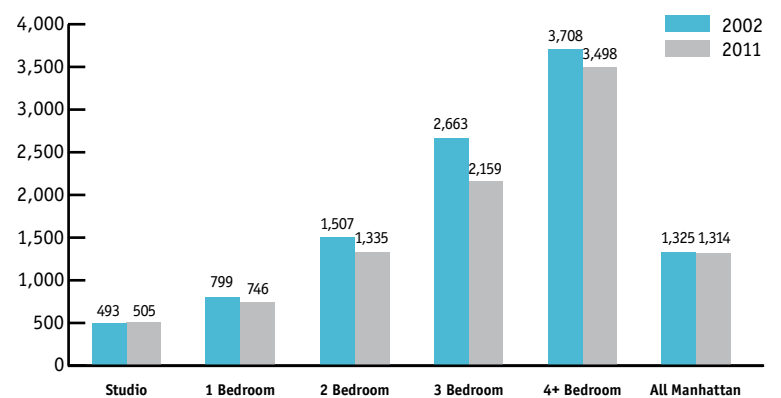
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	1,434	3,591	3,659	1,119	358	10,161
2010	1,144	3,525	3,605	1,416	370	10,060
2009	1,267	2,728	2,216	949	270	7,430
2008	1,903	3,587	4,139	477	193	10,299
2007	2,286	4,591	5,723	661	169	13,430
2006	1,272	3,031	3,631	392	167	8,493
2005	1,261	2,796	3,179	408	136	7,780
2004	1,395	3,016	3,653	437	152	8,653
2003	1,284	3,118	3,862	398	140	8,802
2002	1,313	3,463	4,094	516	123	9,509

MANHATTAN CO-OPS AND CONDOS

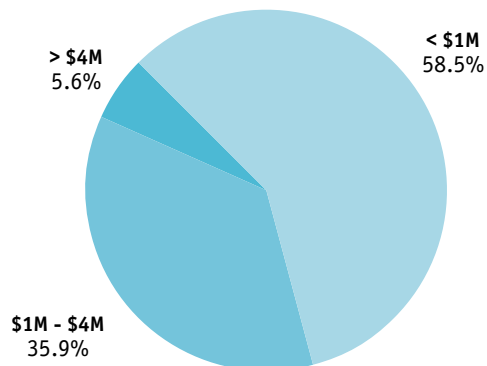
LISTING INVENTORY



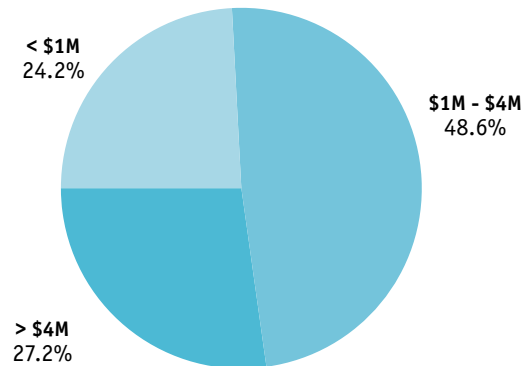
AVERAGE SQUARE FOOTAGE BY BEDROOMS



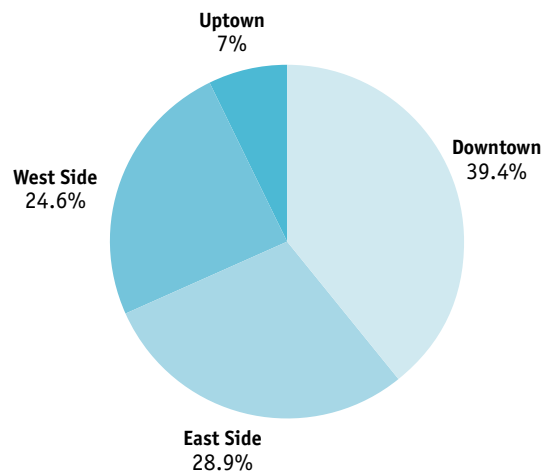
2011 NUMBER OF UNITS SOLD



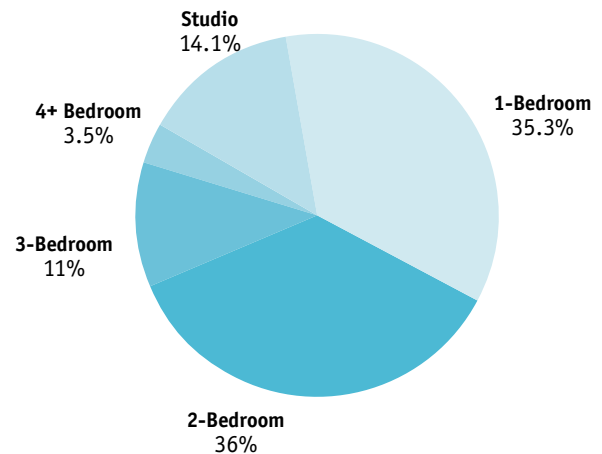
2011 AGGREGATE PURCHASE DOLLARS



2011 NUMBER OF UNITS SOLD BY AREA

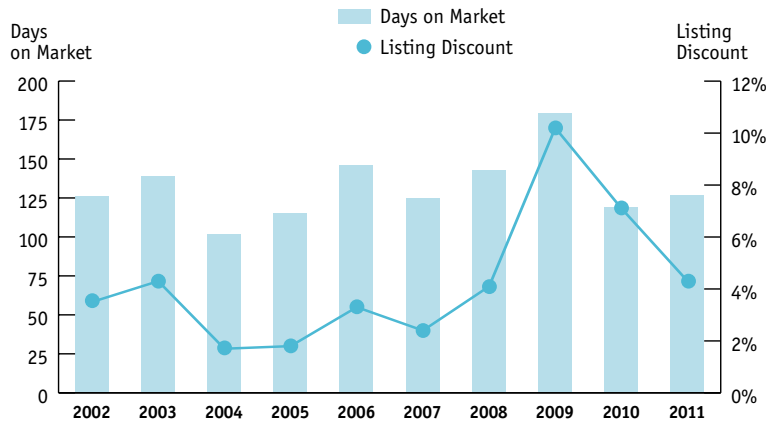


2011 NUMBER OF UNITS SOLD BY BEDROOMS

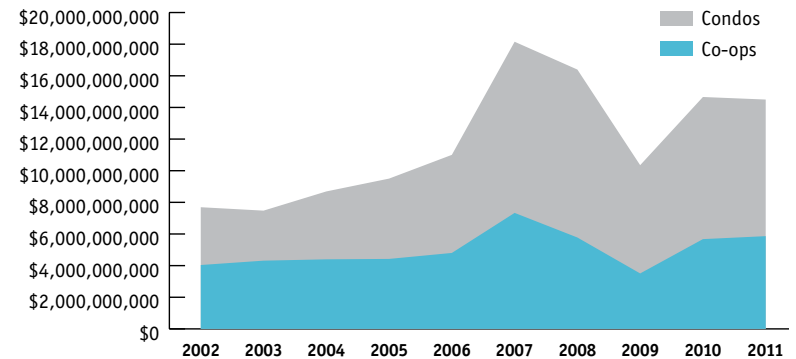


MANHATTAN CO-OPS AND CONDOS

DAYS ON MARKET/LISTING DISCOUNT



MARKET SALES VOLUME



MARKET AREA RANKING (percent change of average price per square foot, 2010-2011, co-ops, condos)

Market Area	Type	% Change
Greenwich Village	Condos	16.5%
Lincoln Center	Condos	16.3%
Upper West Side	Condos	13.7%
Carnegie Hill	Condos	13.7%
West Side	Condos	11.5%
Union Square + Gramercy + Kips Bay + Murray Hill	Condos	11.0%
Financial District	Co-ops	8.6%
Financial District	Co-ops + Condos	8.6%
Financial District	Condos	8.5%
East Village + Lower East Side	Co-ops	8.4%
Midtown West + Clinton	Condos	8.2%
Midtown West + Clinton	Co-ops + Condos	7.8%
Lincoln Center	Co-ops + Condos	7.2%
Greenwich Village	Co-ops + Condos	6.8%
East Side + West Side + Downtown	Condos	6.5%
Downtown	Condos	6.3%
Chelsea	Condos	5.9%
Soho + Tribeca	Co-ops	5.8%
Fifth Ave + Park Ave Corridor	Co-ops	5.7%
West Side	Co-ops + Condos	5.5%
Lenox Hill	Co-ops	5.5%
Yorkville	Co-ops	5.4%
Manhattan	Condos	5.3%
Upper West Side	Co-ops + Condos	5.0%
Carnegie Hill	Co-ops + Condos	4.7%
Upper East Side	Condos	4.4%
Greenwich Village	Co-ops	4.4%
Upper East Side	Co-ops	4.3%
Fort George	Co-ops + Condos	4.2%
Upper East Side	Co-ops + Condos	3.9%
Soho + Tribeca	Co-ops + Condos	3.3%
East Side + West Side + Downtown	Co-ops + Condos	3.1%
Union Square + Gramercy + Kips Bay + Murray Hill	Co-ops + Condos	3.1%
East Side	Co-ops	2.9%

Market Area	Type	% Change
Downtown	Co-ops + Condos	2.9%
Lenox Hill	Co-ops + Condos	2.8%
Soho + Tribeca	Condos	2.8%
Carnegie Hill	Co-ops	2.7%
Manhattan	Co-ops + Condos	2.5%
East Side	Condos	2.3%
East Side	Co-ops + Condos	2.2%
Chelsea	Co-ops + Condos	1.9%
Yorkville	Co-ops + Condos	1.2%
East End Ave	Co-ops	1.0%
Midtown West + Clinton	Co-ops	0.7%
East Side + West Side + Downtown	Co-ops	0.4%
Downtown	Co-ops	0.2%
Manhattan	Co-ops	0.2%
Lenox Hill	Condos	-0.2%
Riverside Dr + West End Ave Corridor	Co-ops	-0.2%
Hamilton + Morningside Heights	Co-ops + Condos	-0.4%
Yorkville	Condos	-1.0%
Midtown East + Turtle Bay	Condos	-1.5%
Sutton + Beekman	Co-ops	-1.8%
Chelsea	Co-ops	-1.9%
West Side	Co-ops	-2.0%
Midtown East + Turtle Bay	Co-ops + Condos	-2.1%
Upper West Side	Co-ops	-2.2%
Lincoln Center	Co-ops	-4.3%
Inwood	Co-ops + Condos	-4.6%
Midtown East + Turtle Bay	Co-ops	-4.6%
Union Square + Gramercy + Kips Bay + Murray Hill	Co-ops	-5.0%
Central Park West	Co-ops	-5.8%
Uptown	Co-ops + Condos	-6.6%
Harlem + East Harlem	Co-ops + Condos	-8.2%
Battery Park City	Condos	-11.0%
Washington Heights	Co-ops + Condos	-20.4%

Most annual co-op sales since the credit crunch began in 2008.

There were 5,109 sales in 2011, 6% above 4,820 sales in 2010 but 15.9% below 6,078 sales in 2002. Co-op sales levels were higher during the beginning of the decade.

Price indicators were mixed.

Median sales price fell 4.6% to \$672,500 in 2011 from \$705,000 in 2010, but was 74.7% above \$385,000 in 2002. Average sales price followed a similar pattern. Price per square foot edged 0.2% higher to \$946 in 2011 from \$944 in 2010 and was 68.3% above \$562 in 2002.

Financial District saw largest gain and Central Park West saw most decline.

Co-op sales in the financial district posted an 8.6% year-over-year increase in price per square foot, while Central Park West posted a 5.8% year-over-year decline in price per square foot.

MANHATTAN CO-OPS

Co-op sales activity posted a second consecutive year-over-year increase. There were 5,109 sales in 2011, 6% above 4,820 sales in 2010. Sales remained 20.9% below the decade peak of 6,461 in 2007 and 15.9% below 6,078 sales in 2002. No significant co-op housing stock was added to a decade noted for the new development condo boom. Co-op market share of apartments reached 50.3% in 2011, the first time it exceeded 50% since 2006. Listing inventory ended the year at 3,839, 4.1% above the 2010 year end total of 3,687. With the number of sales rising faster than inventory, the monthly absorption rate fell to 9 months in 2011 from 9.2 months in 2010. The monthly absorption rate is the number of months to sell all active inventory at the current pace of sales. The average rate for the decade was 9.2 months, just above the 2011 average. The low point or fastest paced market of the decade was in 2007 when the monthly absorption rate was 5.3 months.

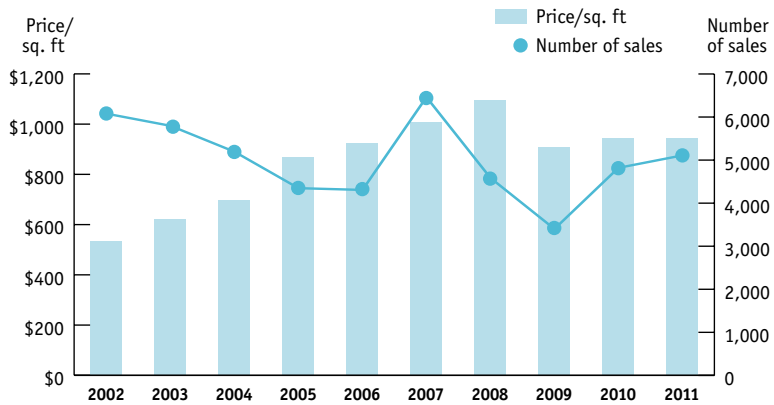
Price indicators across the overall co-op market were mixed. Median sales price was \$672,500 in 2011, 4.6% below \$705,000 in 2010, but 74.7% above \$385,000 in 2002. Average sales price followed a similar pattern, falling 2.5% in 2011 to \$1,147,561 from \$1,177,425 in 2010 but 72.7% above \$664,364 in 2002. Average price per square foot saw a nominal increase of 0.2% in 2011 to \$946 from \$944 in 2010, but was up 68.3% from \$562 in 2002. Because the housing stock did not see significant additions of new co-op product, the average square footage remained remarkably stable over the past decade. The average square footage of a co-op that sold in 2011 was 1,213, consistent with the decade average of 1,184 square feet.

The number of days to sell a Manhattan co-op in 2011 was 114 days, 8 days slower than 106 days in 2010 but two weeks faster than 128 days in 2002. The year with the shortest average days on market occurred in 2004, with a frothy 102 day average along with a 19.6% year-over-year increase in median sales price. However, the listing discount, the percentage difference between the list price at time of sale and the sale price, declined, reducing the gap between buyers and sellers. The listing discount was 3.5% for 2011, down from 4.9% in 2010 and unchanged from 2002. The decade peak for the listing discount was 13.9% in 2009 after the onset of the credit crunch in late 2008. The tightest period between buyer and seller was during 2004-2005, when the listing discount was 1.5% and 1.7% respectively.

Co-op sales in the financial district posted an 8.6% year-over-year increase in price per square foot, followed by an 8.4% increase for East Village + Lower East Side and a 5.8% increase for Soho + Tribeca. Central Park West posted a 5.8% year-over-year decline in price per square foot. The next largest decline was a 5% drop in Union Square + Gramercy + Kips Bay + Murray Hill, followed by a 4.3% decline in Lincoln Center.

MANHATTAN CO-OPS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,147,561	-2.5%	\$1,177,425	72.7%	\$664,364
Average Price Per Sq. Ft	\$946	0.2%	\$944	68.3%	\$562
Median Sales Price	\$672,500	-4.6%	\$705,000	74.7%	\$385,000
Number of Sales	5,109	6.0%	4,820	-15.9%	6,078

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
2011	\$344,674	\$582,547	\$1,365,284	\$2,708,686	\$7,282,364	\$1,147,561
2010	\$355,926	\$600,369	\$1,279,413	\$2,714,303	\$6,697,584	\$1,177,425
2009	\$363,666	\$617,241	\$1,237,494	\$2,342,791	\$6,211,596	\$1,030,630
2008	\$432,468	\$708,339	\$1,632,387	\$4,097,873	\$11,611,743	\$1,259,725
2007	\$379,182	\$631,648	\$1,411,088	\$3,482,993	\$8,694,720	\$1,134,954
2006	\$389,430	\$614,770	\$1,325,048	\$3,230,631	\$7,014,014	\$1,114,737
2005	\$346,231	\$570,974	\$1,228,087	\$3,091,636	\$6,363,742	\$1,017,347
2004	\$275,791	\$451,716	\$1,015,680	\$2,491,606	\$5,760,704	\$846,595
2003	\$243,252	\$412,181	\$869,522	\$2,262,754	\$5,065,560	\$744,239
2002	\$248,305	\$342,451	\$768,653	\$2,447,632	\$4,129,563	\$664,364

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$722	\$801	\$1,053	\$1,308	\$2,112	\$946
2010	\$733	\$808	\$1,017	\$1,282	\$1,830	\$944
2009	\$740	\$839	\$975	\$1,174	\$1,869	\$910
2008	\$918	\$980	\$1,221	\$1,630	\$2,732	\$1,097
2007	\$828	\$890	\$1,107	\$1,411	\$2,414	\$1,006
2006	\$773	\$813	\$993	\$1,324	\$1,949	\$924
2005	\$737	\$772	\$931	\$1,254	\$1,817	\$870
2004	\$580	\$620	\$737	\$1,024	\$1,506	\$696
2003	\$505	\$560	\$652	\$988	\$1,373	\$623
2002	\$517	\$455	\$597	\$1,036	\$1,149	\$562

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$349,000	\$550,000	\$1,120,000	\$2,295,250	\$5,650,000	\$672,500
2010	\$349,000	\$570,000	\$1,110,000	\$2,400,000	\$5,300,000	\$705,000
2009	\$360,000	\$580,000	\$1,095,000	\$1,975,000	\$4,750,000	\$625,000
2008	\$420,000	\$660,000	\$1,400,000	\$3,500,000	\$9,000,000	\$718,000
2007	\$370,000	\$599,000	\$1,225,000	\$3,250,000	\$6,451,250	\$675,000
2006	\$375,000	\$588,778	\$1,150,000	\$2,900,000	\$5,600,000	\$675,000
2005	\$325,000	\$545,000	\$1,040,000	\$2,800,000	\$5,600,000	\$635,000
2004	\$258,000	\$427,500	\$845,000	\$2,100,000	\$5,295,000	\$500,000
2003	\$227,500	\$385,000	\$725,000	\$1,900,000	\$3,800,000	\$418,000
2002	\$211,500	\$350,000	\$676,666	\$1,765,000	\$3,400,000	\$385,000

NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	908	1,948	1,726	389	138	5,109
2010	694	1,904	1,575	518	129	4,820
2009	791	1,352	836	329	93	3,401
2008	1,229	1,663	1,437	168	89	4,586
2007	1,402	2,349	2,291	299	120	6,461
2006	830	1,549	1,617	211	100	4,307
2005	854	1,587	1,593	224	90	4,348
2004	1,023	1,842	1,951	268	110	5,194
2003	946	2,112	2,368	257	113	5,796
2002	985	2,259	2,433	301	100	6,078

Number of sales fell from prior year but was up sharply from decade ago levels.

There were 5,052 sales in 2011, 3.6% less than 5,240 sales in 2010, but up 47.2% from 3,431 sales in 2002, as the new development housing boom in mid-decade brought more condo sales to the market.

Price indicators were mixed.

Median sales price was \$1,100,000 in 2011, 2.3% above \$1,075,000 in 2010 and 71.2% above \$642,500 in 2002. Average price per square foot followed the same pattern. Average sales price slipped 0.3% to \$1,709,414 in 2011 from \$1,714,655 in 2010 and was \$60.5% above \$1,065,012 in 2002.

Greenwich Village saw largest gain and Battery Park City saw most decline. Condo prices on a per square foot basis in Greenwich Village were up 21.9% in 2011 from 2010. Battery Park City condo price per square foot was down 11% over the same period.

MANHATTAN CONDOS

There were 5,052 sales in 2011, the first time the annual total fell below 50% since 2006. The number of sales fell 3.6% below the 2010 total of 5,240 sales but was 47.2% above the 2002 total of 3,431. The sharp increase in new development sales during the mid-decade housing boom brought more condo sales to the market. New development sales accounted for 17.9% of all sales in 2011, less than half the housing boom peak in 2006 of 50.6%. Market share has generally remained stable since the credit crunch began. Listing inventory fell year-over-year at roughly the same pace as the number of sales, keeping the absorption rate constant. There were 3,382 listings available at the end of 2011, 4.6% less than 3,545 listings at the end of 2010. The 2011 inventory total was 33.6% higher than 2,532 in 2002, reflecting the expanded condo sales market. The monthly absorption rate for 2011 was 8 months, slightly below the 8.1 month absorption rate in 2010 and well below the 9 month average rate for the decade.

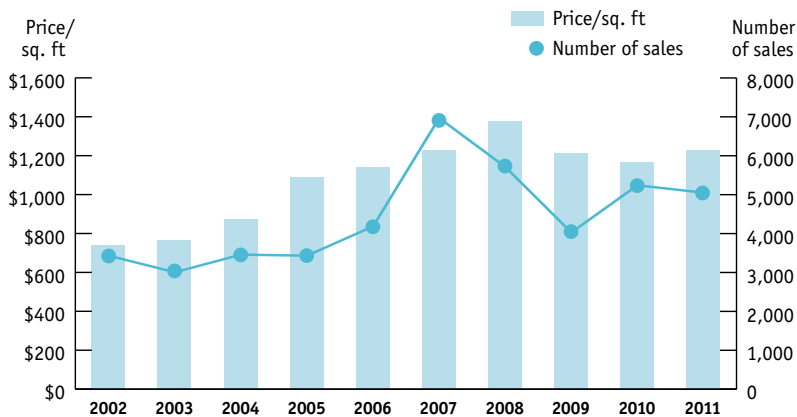
The price indicators were mixed as compared to last year. Median sales price was \$1,100,000 in 2011, 2.3% above \$1,075,000 in 2010 and was 71.2% above \$642,500 in 2002. The 2011 median sales price was the second highest level of the decade, but 8.3% below market peak in 2008 with a median sales price of \$1,200,000. Average price per square foot followed the same pattern, rising 5.3% to \$1,229 in 2011 from \$1,167 in 2010 and 65.9% above \$741 in 2002. Average price per square foot in 2011 was the third highest level of the decade, but 10.6% below the decade peak in 2008 of \$1,374. Average sales price slipped 0.3% to \$1,709,414 in 2011 from \$1,714,655 in 2010 and was \$60.5% above \$1,065,012 in 2002. Average sales price in 2011 was the third highest of the decade, but 8% below the market peak of \$1,858,408 in 2008. The average square footage of a Manhattan condo sale in 2011 was 1,391, 5.3% smaller than 1,469 in 2010 but consistent with the ten year 1,378 square foot average.

An average condo sale took 141 days in 2011 to sell, 10 days longer than 131 days in 2010, but consistent with the 138 day average for the decade. Listing discount fell sharply to 5.1% in 2011, down from 9.1% in 2010 but just above the 4.4% average for the decade.

Condo prices on a per square foot basis in Greenwich Village were up 21.9% in 2011 from 2010. Lincoln Center was up 16.3% and Upper West Side was up 13.7% over the same period. Battery Park City condo price per square foot was down 11% over the same period. Midtown East + Turtle Bay was down 1.5% and Lenox Hill was down 0.2% over the same period.

MANHATTAN CONDOS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,709,414	-0.3%	\$1,714,655	60.5%	\$1,065,012
Average Price Per Sq. Ft	\$1,229	5.3%	\$1,167	65.9%	\$741
Median Sales Price	\$1,100,000	2.3%	\$1,075,000	71.2%	\$642,500
Number of Sales	5,052	-3.6%	5,240	47.2%	3,431

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
2011	\$548,727	\$808,937	\$1,637,277	\$3,376,591	\$6,311,258	\$1,709,414
2010	\$478,970	\$733,327	\$1,496,871	\$3,170,497	\$7,032,267	\$1,714,655
2009	\$537,432	\$804,582	\$1,716,571	\$3,152,081	\$6,546,582	\$1,698,889
2008	\$624,493	\$906,840	\$2,094,454	\$4,922,937	\$12,221,306	\$1,858,408
2007	\$560,061	\$846,985	\$1,818,130	\$4,903,628	\$8,374,792	\$1,552,495
2006	\$551,097	\$800,208	\$1,769,925	\$3,943,217	\$7,361,178	\$1,481,377
2005	\$480,088	\$750,108	\$1,763,309	\$3,803,912	\$10,417,628	\$1,479,608
2004	\$397,945	\$632,189	\$1,506,772	\$3,455,836	\$5,994,309	\$1,240,939
2003	\$363,859	\$534,456	\$1,295,438	\$2,881,973	\$5,922,222	\$1,051,993
2002	\$397,076	\$483,821	\$1,362,741	\$2,533,468	\$5,786,406	\$1,065,012

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$1,035	\$1,062	\$1,217	\$1,597	\$1,832	\$1,229
2010	\$941	\$957	\$1,159	\$1,453	\$2,007	\$1,167
2009	\$969	\$1,040	\$1,246	\$1,480	\$1,953	\$1,210
2008	\$1,130	\$1,180	\$1,454	\$1,893	\$2,915	\$1,374
2007	\$1,075	\$1,092	\$1,287	\$1,697	\$2,116	\$1,225
2006	\$1,020	\$1,035	\$1,192	\$1,509	\$1,828	\$1,142
2005	\$932	\$963	\$1,156	\$1,375	\$2,088	\$1,086
2004	\$773	\$796	\$912	\$1,108	\$1,418	\$873
2003	\$656	\$678	\$819	\$981	\$1,282	\$765
2002	\$685	\$590	\$837	\$859	\$1,418	\$741

MEDIAN SALES PRICE

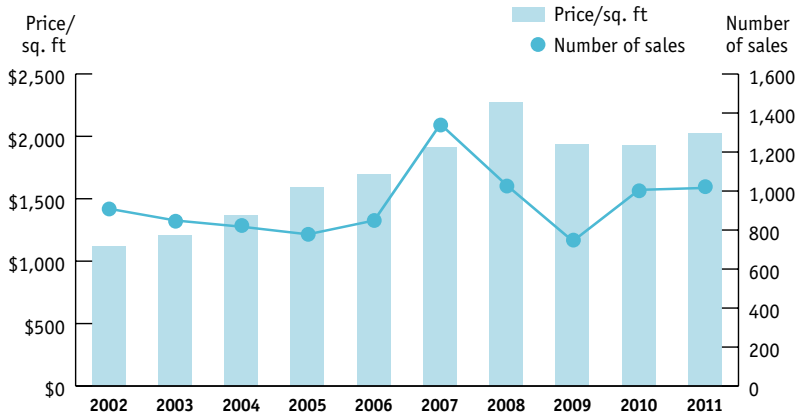
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$495,000	\$750,000	\$1,425,550	\$2,850,000	\$5,025,000	\$1,100,000
2010	\$458,000	\$689,000	\$1,325,000	\$2,675,000	\$5,800,000	\$1,075,000
2009	\$475,000	\$750,000	\$1,400,000	\$2,621,993	\$5,524,006	\$1,050,000
2008	\$565,000	\$829,873	\$1,695,000	\$3,850,000	\$9,900,000	\$1,200,000
2007	\$505,000	\$793,216	\$1,505,000	\$3,925,000	\$6,450,000	\$1,060,000
2006	\$489,000	\$739,000	\$1,525,000	\$3,300,000	\$6,250,000	\$999,850
2005	\$441,000	\$690,000	\$1,510,000	\$3,251,250	\$8,250,000	\$961,000
2004	\$360,000	\$595,000	\$1,250,000	\$2,800,000	\$5,535,000	\$804,418
2003	\$315,000	\$495,000	\$1,150,000	\$2,700,000	\$3,410,000	\$700,000
2002	\$290,000	\$495,000	\$999,500	\$2,495,000	\$4,100,000	\$642,500

NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	526	1,643	1,933	730	220	5,052
2010	450	1,621	2,030	898	241	5,240
2009	476	1,376	1,380	620	177	4,029
2008	674	1,924	2,702	309	104	5,713
2007	884	2,242	3,432	362	49	6,969
2006	442	1,482	2,014	181	67	4,186
2005	407	1,209	1,586	184	46	3,432
2004	372	1,174	1,702	169	42	3,459
2003	338	1,006	1,494	141	27	3,006
2002	328	1,204	1,661	215	23	3,431

MANHATTAN LUXURY CO-OPS AND CONDOS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$5,490,814	-2.1%	\$5,607,939	89.4%	\$2,899,440
Average Price Per Sq. Ft	\$2,020	4.8%	\$1,928	80.4%	\$1,120
Median Sales Price	\$4,175,000	-3.3%	\$4,318,275	81.5%	\$2,300,000
Number of Sales	1,016	1.0%	1,006	11.8%	909

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

BOUNDARY

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

AVERAGE SALES PRICE

2011	\$5,490,814	2006	\$4,588,242
2010	\$5,607,939	2005	\$4,460,059
2009	\$5,393,389	2004	\$3,812,732
2008	\$6,330,093	2003	\$3,120,849
2007	\$4,958,015	2002	\$2,899,440

AVERAGE PRICE PER SQ. FT

2011	\$2,020	2006	\$1,695
2010	\$1,928	2005	\$1,592
2009	\$1,938	2004	\$1,363
2008	\$2,272	2003	\$1,209
2007	\$1,911	2002	\$1,120

MEDIAN SALES PRICE

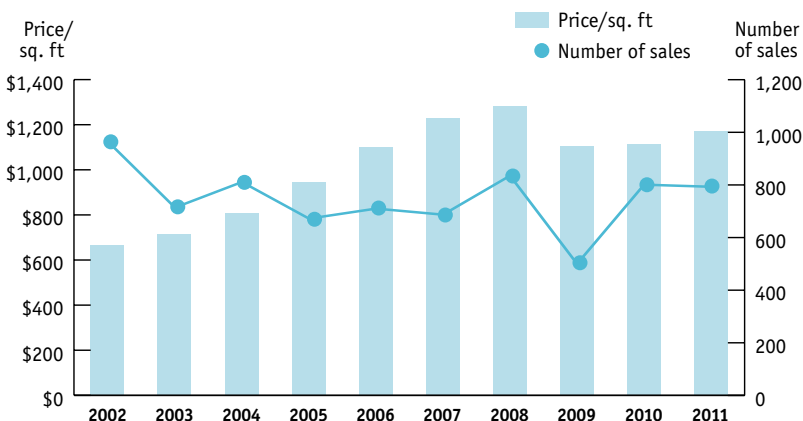
2011	\$4,175,000	2006	\$3,525,000
2010	\$4,318,275	2005	\$3,420,000
2009	\$4,174,825	2004	\$3,000,000
2008	\$4,400,000	2003	\$2,400,000
2007	\$3,750,000	2002	\$2,300,000

NUMBER OF SALES

2011	1,016	2006	849
2010	1,006	2005	778
2009	743	2004	817
2008	1,030	2003	849
2007	1,343	2002	909

MANHATTAN LOFT CO-OPS AND CONDOS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$2,063,650	1.1%	\$2,041,701	43.9%	\$1,434,080
Average Price Per Sq. Ft	\$1,172	5.3%	\$1,113	76.2%	\$665
Median Sales Price	\$1,610,000	2.2%	\$1,575,000	22.9%	\$1,310,000
Number of Sales	793	-1.0%	801	-17.8%	965

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

BOUNDARY

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

AVERAGE SALES PRICE

2011	\$2,063,650	2006	\$1,908,640
2010	\$2,041,701	2005	\$1,745,824
2009	\$1,927,311	2004	\$1,480,343
2008	\$2,215,231	2003	\$1,392,331
2007	\$2,182,697	2002	\$1,434,080

AVERAGE PRICE PER SQ. FT

2011	\$1,172	2006	\$1,101
2010	\$1,113	2005	\$945
2009	\$1,107	2004	\$801
2008	\$1,280	2003	\$714
2007	\$1,229	2002	\$665

MEDIAN SALES PRICE

2011	\$1,610,000	2006	\$1,450,000
2010	\$1,575,000	2005	\$1,500,000
2009	\$1,577,300	2004	\$1,200,000
2008	\$1,795,000	2003	\$1,250,000
2007	\$1,630,000	2002	\$1,310,000

NUMBER OF SALES

2011	793	2006	710
2010	801	2005	672
2009	500	2004	811
2008	835	2003	714
2007	687	2002	965

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

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,494,752	-1.8%	\$1,522,410	85.8%	\$804,364
Average Price Per Sq. Ft	\$1,122	3.1%	\$1,088	84.8%	\$607
Median Sales Price	\$902,500	-3.5%	\$935,000	74.2%	\$518,000
Number of Sales	9,446	0.4%	9,407	3.9%	9,094

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
2011	\$431,798	\$706,751	\$1,583,359	\$3,273,944	\$6,817,480	\$1,494,752
2010	\$414,014	\$680,784	\$1,455,092	\$3,088,525	\$7,017,462	\$1,522,410
2009	\$439,769	\$725,839	\$1,581,638	\$2,923,864	\$6,472,663	\$1,442,852
2008	\$516,657	\$841,202	\$2,002,277	\$4,658,831	\$11,960,354	\$1,663,925
2007	\$464,979	\$752,076	\$1,719,420	\$4,342,699	\$8,603,757	\$1,406,248
2006	\$448,939	\$715,790	\$1,624,187	\$3,631,161	\$7,153,295	\$1,325,226
2005	\$391,147	\$653,288	\$1,538,014	\$3,508,894	\$7,790,355	\$1,241,540
2004	\$311,751	\$532,902	\$1,324,766	\$2,916,505	\$5,924,722	\$1,041,562
2003	\$286,568	\$461,086	\$1,063,932	\$2,505,314	\$5,230,774	\$872,160
2002	\$239,447	\$417,290	\$988,430	\$2,610,844	\$3,907,787	\$804,364

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$858	\$947	\$1,182	\$1,535	\$1,965	\$1,122
2010	\$834	\$897	\$1,126	\$1,412	\$1,954	\$1,088
2009	\$842	\$954	\$1,168	\$1,390	\$1,929	\$1,094
2008	\$1,019	\$1,113	\$1,407	\$1,808	\$2,834	\$1,284
2007	\$944	\$1,008	\$1,250	\$1,586	\$2,330	\$1,148
2006	\$864	\$934	\$1,127	\$1,430	\$1,900	\$1,047
2005	\$804	\$861	\$1,062	\$1,338	\$1,910	\$975
2004	\$641	\$703	\$863	\$1,071	\$1,504	\$792
2003	\$555	\$610	\$734	\$993	\$1,356	\$686
2002	\$486	\$522	\$656	\$981	\$1,054	\$607

MEDIAN SALES PRICE

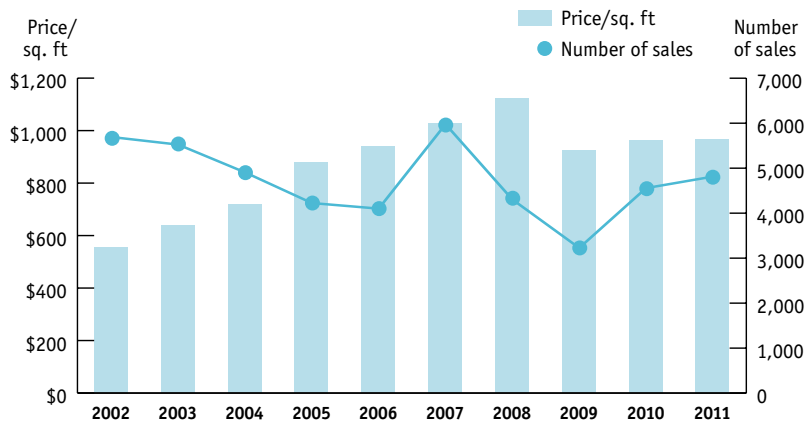
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$395,000	\$647,500	\$1,338,998	\$2,750,000	\$5,252,800	\$902,500
2010	\$395,000	\$635,000	\$1,275,000	\$2,647,450	\$5,750,000	\$935,000
2009	\$400,000	\$669,000	\$1,300,000	\$2,459,742	\$5,181,110	\$880,000
2008	\$475,000	\$768,778	\$1,650,000	\$3,798,500	\$9,400,000	\$996,766
2007	\$430,000	\$700,000	\$1,437,500	\$3,500,000	\$6,450,000	\$899,000
2006	\$410,000	\$660,000	\$1,400,000	\$3,200,000	\$5,800,000	\$850,000
2005	\$365,500	\$615,000	\$1,300,000	\$3,050,000	\$5,850,000	\$768,000
2004	\$292,000	\$498,000	\$1,125,000	\$2,452,000	\$5,250,000	\$655,000
2003	\$255,000	\$424,000	\$875,000	\$2,000,000	\$4,100,000	\$565,000
2002	\$230,000	\$385,000	\$825,000	\$2,200,000	\$3,999,000	\$518,000

NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	1,323	3,343	3,372	1,059	349	9,446
2010	1,051	3,255	3,376	1,361	364	9,407
2009	1,154	2,581	2,102	924	268	7,029
2008	1,729	3,316	3,905	472	192	9,614
2007	2,057	4,333	5,334	644	168	12,536
2006	1,242	2,926	3,434	378	167	8,147
2005	1,244	2,756	3,049	393	135	7,577
2004	1,362	2,907	3,335	427	149	8,180
2003	1,243	3,007	3,704	394	140	8,488
2002	1,275	3,305	3,888	508	118	9,094

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	\$1,195,196	-2.2%	\$1,222,073	79.7%	\$665,018
Average Price Per Sq. Ft	\$968	0.4%	\$964	75.0%	\$553
Median Sales Price	\$700,000	-6.7%	\$750,000	74.9%	\$400,148
Number of Sales	4,813	5.6%	4,557	-15.5%	5,693

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
2011	\$353,977	\$597,993	\$1,408,572	\$2,826,719	\$7,326,768	\$1,195,196
2010	\$362,105	\$616,530	\$1,317,385	\$2,787,989	\$6,697,584	\$1,222,073
2009	\$369,457	\$626,804	\$1,266,366	\$2,398,544	\$6,267,972	\$1,064,103
2008	\$441,389	\$729,254	\$1,675,791	\$4,124,655	\$11,611,743	\$1,312,037
2007	\$392,852	\$642,581	\$1,450,513	\$3,519,735	\$8,694,720	\$1,189,938
2006	\$391,633	\$623,606	\$1,380,297	\$3,290,253	\$7,014,014	\$1,145,242
2005	\$347,855	\$576,340	\$1,267,505	\$3,135,920	\$6,363,742	\$1,035,424
2004	\$279,656	\$463,404	\$1,070,652	\$2,521,484	\$5,897,407	\$877,134
2003	\$247,752	\$423,822	\$898,954	\$2,281,035	\$5,065,561	\$767,928
2002	\$215,943	\$367,188	\$777,282	\$2,355,975	\$3,864,762	\$665,018

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$736	\$819	\$1,073	\$1,337	\$2,119	\$968
2010	\$746	\$825	\$1,036	\$1,298	\$1,830	\$964
2009	\$746	\$847	\$989	\$1,190	\$1,876	\$923
2008	\$940	\$997	\$1,242	\$1,638	\$2,732	\$1,121
2007	\$845	\$901	\$1,127	\$1,418	\$2,414	\$1,028
2006	\$777	\$824	\$1,018	\$1,339	\$1,949	\$939
2005	\$741	\$779	\$947	\$1,265	\$1,817	\$879
2004	\$590	\$637	\$770	\$1,037	\$1,538	\$717
2003	\$516	\$576	\$671	\$995	\$1,373	\$640
2002	\$446	\$47	\$595	\$964	\$1,060	\$553

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$350,000	\$555,000	\$1,152,000	\$2,350,000	\$5,650,000	\$700,000
2010	\$352,000	\$580,000	\$1,150,000	\$2,450,000	\$5,300,000	\$750,000
2009	\$362,833	\$585,000	\$1,100,000	\$2,000,000	\$4,750,000	\$649,000
2008	\$425,000	\$675,000	\$1,435,000	\$3,526,000	\$9,000,000	\$748,480
2007	\$380,000	\$602,000	\$1,250,000	\$3,275,000	\$6,451,250	\$705,000
2006	\$375,000	\$595,000	\$1,195,000	\$2,900,000	\$5,600,000	\$691,000
2005	\$325,000	\$549,000	\$1,095,000	\$2,800,000	\$5,600,000	\$650,000
2004	\$254,500	\$435,000	\$899,000	\$2,175,000	\$5,100,000	\$529,000
2003	\$236,000	\$395,000	\$754,000	\$1,900,000	\$4,100,000	\$480,000
2002	\$199,000	\$343,000	\$650,000	\$1,895,000	\$3,550,000	\$400,148

NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	834	1,826	1,648	368	137	4,813
2010	642	1,782	1,505	499	129	4,557
2009	725	1,288	803	319	92	3,227
2008	1,127	1,548	1,374	166	89	4,304
2007	1,188	2,204	2,170	295	120	5,977
2006	807	1,484	1,504	206	100	4,101
2005	844	1,554	1,517	220	90	4,225
2004	993	1,749	1,795	263	107	4,907
2003	910	2,007	2,240	254	113	5,524
2002	948	2,104	2,253	293	95	5,693

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	\$1,805,947	0.1%	\$1,804,603	74.0%	\$1,037,617
Average Price Per Sq. Ft	\$1,282	6.5%	\$1,204	83.9%	\$697
Median Sales Price	\$1,196,443	2.3%	\$1,170,000	71.2%	\$699,000
Number of Sales	4,633	-3.6%	4,805	36.2%	3,401

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
2011	\$564,524	\$837,662	\$1,750,440	\$3,512,119	\$6,488,365	\$1,805,947
2010	\$495,495	\$758,518	\$1,565,862	\$3,262,501	\$7,193,054	\$1,804,603
2009	\$558,594	\$824,491	\$1,776,529	\$3,200,851	\$6,579,660	\$1,764,321
2008	\$657,565	\$939,219	\$2,179,516	\$4,948,612	\$12,261,581	\$1,949,146
2007	\$563,584	\$865,428	\$1,903,847	\$5,038,328	\$8,376,350	\$1,603,364
2006	\$555,251	\$810,658	\$1,814,244	\$4,039,458	\$7,361,178	\$1,507,657
2005	\$482,494	\$752,771	\$1,805,875	\$3,983,197	\$10,643,582	\$1,501,337
2004	\$398,367	\$637,869	\$1,620,957	\$3,549,985	\$5,994,310	\$1,288,079
2003	\$392,209	\$535,874	\$1,316,358	\$2,912,220	\$5,922,222	\$1,066,317
2002	\$307,586	\$505,062	\$1,279,389	\$2,958,176	\$4,085,500	\$1,037,617

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$1,066	\$1,102	\$1,287	\$1,641	\$1,866	\$1,282
2010	\$971	\$983	\$1,199	\$1,478	\$2,022	\$1,204
2009	\$1,005	\$1,061	\$1,279	\$1,495	\$1,957	\$1,240
2008	\$1,166	\$1,215	\$1,497	\$1,900	\$2,923	\$1,416
2007	\$1,080	\$1,118	\$1,334	\$1,728	\$2,120	\$1,257
2006	\$1,026	\$1,047	\$1,212	\$1,540	\$1,828	\$1,157
2005	\$936	\$966	\$1,175	\$1,431	\$2,096	\$1,097
2004	\$777	\$803	\$972	\$1,126	\$1,418	\$904
2003	\$658	\$679	\$830	\$990	\$1,282	\$771
2002	\$601	\$602	\$740	\$1,003	\$1,029	\$697

MEDIAN SALES PRICE

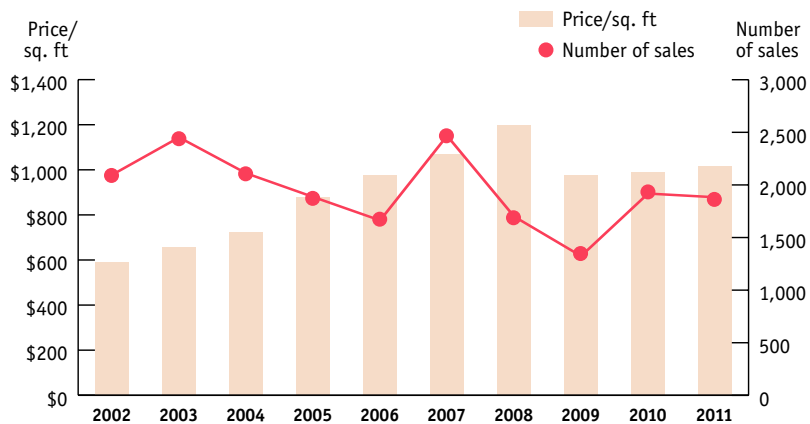
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$505,000	\$773,500	\$1,525,000	\$2,951,690	\$5,125,000	\$1,196,443
2010	\$463,999	\$705,000	\$1,380,000	\$2,785,000	\$5,941,968	\$1,170,000
2009	\$495,000	\$766,100	\$1,450,000	\$2,654,391	\$5,526,877	\$1,100,000
2008	\$589,566	\$850,000	\$1,755,000	\$3,900,000	\$9,900,000	\$1,270,000
2007	\$509,000	\$799,326	\$1,575,000	\$4,065,000	\$6,450,000	\$1,110,000
2006	\$490,000	\$745,000	\$1,550,000	\$3,390,394	\$6,250,000	\$1,047,000
2005	\$445,000	\$695,000	\$1,550,000	\$3,500,000	\$8,250,000	\$978,000
2004	\$360,000	\$600,000	\$1,385,000	\$2,954,000	\$5,365,000	\$888,000
2003	\$317,500	\$495,000	\$1,151,000	\$2,365,000	\$3,950,000	\$745,000
2002	\$280,000	\$429,000	\$1,100,000	\$2,450,000	\$4,200,000	\$699,000

NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	489	1,517	1,724	691	212	4,633
2010	409	1,473	1,871	862	235	4,850
2009	429	1,293	1,299	605	176	3,802
2008	602	1,768	2,531	306	103	5,310
2007	869	2,129	3,164	349	48	6,559
2006	435	1,442	1,930	172	67	4,046
2005	400	1,202	1,532	173	45	3,352
2004	369	1,158	1,540	164	42	3,273
2003	333	1,000	1,464	140	27	2,964
2002	327	1,201	1,635	215	23	3,401

EAST SIDE CO-OPS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



AVERAGE SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$332,520	\$588,985	\$1,504,747	\$2,967,939	\$8,085,048	\$1,464,316
2010	\$338,897	\$600,062	\$1,339,049	\$3,078,190	\$6,887,979	\$1,408,341
2009	\$348,667	\$636,501	\$1,351,399	\$2,576,737	\$7,171,210	\$1,350,556
2008	\$440,993	\$746,240	\$1,739,097	\$4,458,651	\$12,747,625	\$1,726,673
2007	\$368,251	\$627,131	\$1,493,804	\$3,598,052	\$9,581,907	\$1,457,612
2006	\$367,398	\$613,072	\$1,489,895	\$3,491,492	\$6,817,241	\$1,359,357
2005	\$324,594	\$550,008	\$1,279,470	\$3,112,378	\$6,375,437	\$1,172,327
2004	\$259,299	\$445,687	\$1,078,538	\$2,599,198	\$5,994,273	\$1,059,029
2003	\$231,678	\$421,889	\$941,516	\$2,338,799	\$5,239,831	\$908,360
2002	\$220,106	\$334,777	\$854,516	\$2,417,641	\$4,111,000	\$807,767

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$325,000	\$547,500	\$1,185,000	\$2,600,000	\$5,900,000	\$810,000
2010	\$320,000	\$565,000	\$1,150,000	\$2,768,750	\$6,050,000	\$825,000
2009	\$340,000	\$590,000	\$1,140,000	\$2,200,000	\$5,625,000	\$745,000
2008	\$418,800	\$672,140	\$1,470,000	\$3,792,940	\$9,550,000	\$845,000
2007	\$362,500	\$595,000	\$1,265,000	\$3,375,000	\$6,700,000	\$750,000
2006	\$357,500	\$585,000	\$1,275,000	\$3,100,000	\$5,250,000	\$755,000
2005	\$305,000	\$530,000	\$1,095,000	\$2,825,000	\$5,300,000	\$699,000
2004	\$249,000	\$425,000	\$880,000	\$2,200,000	\$5,295,000	\$580,500
2003	\$225,000	\$389,000	\$795,000	\$1,985,000	\$4,100,000	\$545,000
2002	\$200,000	\$329,000	\$695,000	\$2,000,000	\$4,600,000	\$475,000

MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,464,316	4.0%	\$1,408,341	81.3%	\$807,767
Average Price Per Sq. Ft	\$1,018	2.9%	\$989	72.8%	\$589
Median Sales Price	\$810,000	-1.8%	\$825,000	70.5%	\$475,000
Number of Sales	1,883	-1.8%	1,918	-10.2%	2,096

BOUNDARY

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

AVERAGE PRICE PER SQUARE FOOT

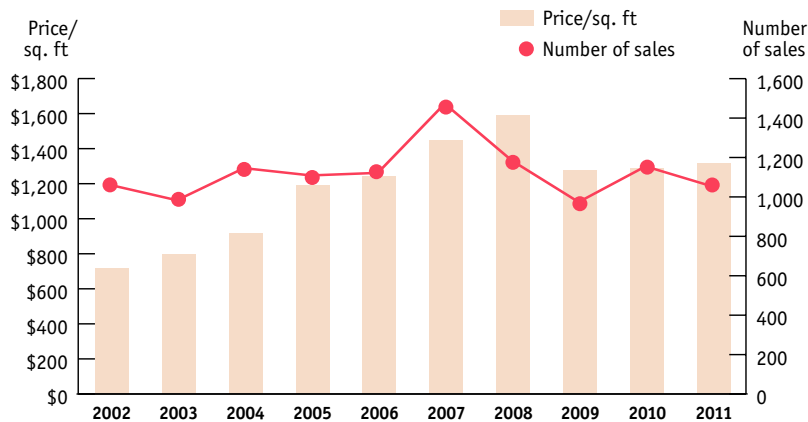
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$691	\$793	\$1,104	\$1,370	\$2,251	\$1,018
2010	\$694	\$794	\$1,043	\$1,376	\$1,819	\$989
2009	\$723	\$834	\$1,017	\$1,249	\$2,044	\$978
2008	\$905	\$991	\$1,284	\$1,773	\$2,902	\$1,197
2007	\$799	\$868	\$1,144	\$1,453	\$2,580	\$1,067
2006	\$730	\$788	\$1,079	\$1,412	\$1,888	\$978
2005	\$672	\$722	\$945	\$1,254	\$1,834	\$877
2004	\$536	\$583	\$763	\$1,070	\$1,554	\$724
2003	\$469	\$550	\$678	\$1,034	\$1,424	\$655
2002	\$462	\$450	\$625	\$999	\$1,063	\$589

NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	264	634	719	183	83	1,883
2010	210	686	702	243	77	1,918
2009	233	476	380	173	62	1,324
2008	344	605	584	98	69	1,700
2007	430	837	935	170	95	2,467
2006	272	569	635	123	64	1,663
2005	281	648	768	130	59	1,886
2004	334	702	822	167	86	2,111
2003	326	812	1,079	151	84	2,452
2002	280	646	953	172	45	2,096

EAST SIDE CONDOS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,879,814	-7.2%	\$2,026,390	77.5%	\$1,059,117
Average Price Per Sq. Ft	\$1,317	2.3%	\$1,287	83.7%	\$717
Median Sales Price	\$1,190,000	-3.6%	\$1,235,000	83.1%	\$650,000
Number of Sales	1,053	-8.8%	1,155	-0.8%	1,061

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
2011	\$458,425	\$824,001	\$1,787,521	\$3,498,894	\$7,213,052	\$1,879,814
2010	\$434,371	\$753,274	\$1,761,368	\$3,347,824	\$8,027,826	\$2,026,390
2009	\$526,428	\$802,650	\$1,666,078	\$3,478,877	\$6,539,596	\$2,015,733
2008	\$675,671	\$1,028,820	\$2,544,497	\$5,647,682	\$13,317,065	\$2,337,897
2007	\$543,524	\$933,050	\$2,348,861	\$6,765,986	\$8,023,078	\$2,017,807
2006	\$510,808	\$828,080	\$1,990,142	\$4,083,349	\$9,408,005	\$1,748,147
2005	\$437,642	\$755,227	\$1,886,146	\$4,381,722	\$12,634,050	\$1,750,485
2004	\$372,231	\$626,125	\$1,612,065	\$4,013,691	\$6,520,695	\$1,266,633
2003	\$300,328	\$496,706	\$1,317,271	\$3,160,622	\$5,400,000	\$1,100,711
2002	\$254,263	\$447,045	\$1,101,284	\$3,686,667	\$7,175,000	\$1,059,117

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$939	\$1,092	\$1,334	\$1,712	\$2,170	\$1,317
2010	\$911	\$989	\$1,318	\$1,522	\$2,324	\$1,287
2009	\$1,042	\$1,040	\$1,235	\$1,567	\$1,962	\$1,275
2008	\$1,341	\$1,354	\$1,675	\$2,061	\$2,962	\$1,589
2007	\$1,026	\$1,178	\$1,568	\$2,354	\$2,291	\$1,446
2006	\$1,029	\$1,073	\$1,303	\$1,601	\$2,263	\$1,241
2005	\$933	\$968	\$1,279	\$1,634	\$2,643	\$1,189
2004	\$760	\$795	\$999	\$1,351	\$1,520	\$916
2003	\$625	\$646	\$870	\$1,134	\$1,450	\$795
2002	\$547	\$607	\$739	\$1,175	\$1,428	\$717

MEDIAN SALES PRICE

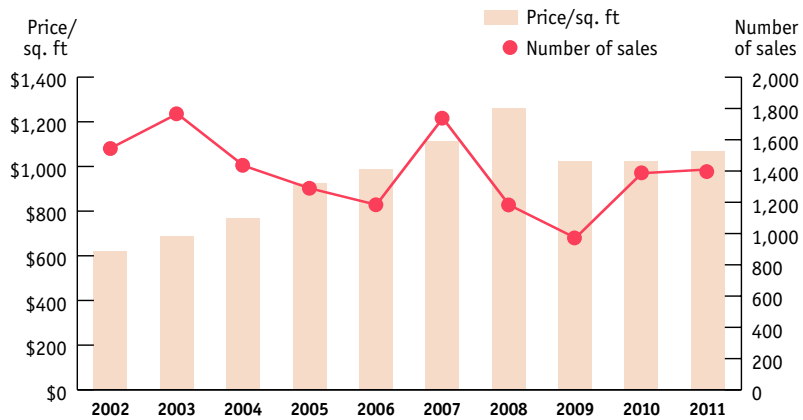
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$430,000	\$725,000	\$1,552,831	\$2,925,000	\$4,887,600	\$1,190,000
2010	\$425,000	\$660,000	\$1,400,000	\$2,800,000	\$6,500,000	\$1,235,000
2009	\$465,000	\$698,371	\$1,390,000	\$2,825,000	\$6,000,000	\$1,200,000
2008	\$540,000	\$783,451	\$2,050,000	\$4,717,500	\$11,500,000	\$1,374,637
2007	\$491,500	\$789,143	\$1,875,000	\$5,075,000	\$7,000,000	\$1,250,000
2006	\$470,000	\$725,000	\$1,790,000	\$3,450,000	\$6,500,000	\$1,275,000
2005	\$430,000	\$680,000	\$1,625,000	\$3,600,000	\$11,600,000	\$999,000
2004	\$350,000	\$577,500	\$1,375,000	\$3,225,000	\$5,535,000	\$835,000
2003	\$290,000	\$440,000	\$1,110,000	\$2,600,000	\$5,575,000	\$750,000
2002	\$270,000	\$410,000	\$900,000	\$3,600,000	\$8,350,000	\$650,000

NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	103	324	424	148	54	1,053
2010	82	339	437	236	61	1,155
2009	94	309	317	171	83	974
2008	139	421	506	82	37	1,185
2007	496	792	1,498	2,874	3,502	1,395
2006	110	350	568	75	19	1,122
2005	132	373	498	82	24	1,109
2004	125	439	524	37	21	1,146
2003	101	318	498	53	13	983
2002	88	366	515	83	9	1,061

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	\$1,633,556	6.5%	\$1,533,964	83.2%	\$891,895
Average Price Per Sq. Ft	\$1,069	4.3%	\$1,025	72.7%	\$619
Median Sales Price	\$875,000	-0.3%	\$877,200	62.8%	\$537,500
Number of Sales	1,410	1.7%	1,386	-8.9%	1,547

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
2011	\$327,766	\$587,041	\$1,576,636	\$3,051,403	\$8,945,343	\$1,633,556
2010	\$344,939	\$592,490	\$1,352,871	\$3,083,476	\$7,317,491	\$1,533,964
2009	\$347,074	\$640,787	\$1,384,639	\$2,749,650	\$7,409,818	\$1,492,724
2008	\$435,668	\$763,062	\$1,816,910	\$4,650,914	\$13,563,379	\$2,008,976
2007	\$372,684	\$631,986	\$1,533,806	\$3,642,024	\$10,241,428	\$1,598,827
2006	\$355,792	\$604,600	\$1,438,025	\$3,287,408	\$7,145,335	\$1,410,310
2005	\$310,622	\$537,775	\$1,344,508	\$3,169,756	\$6,727,373	\$1,311,900
2004	\$253,508	\$435,325	\$1,130,967	\$2,641,422	\$6,181,843	\$1,206,334
2003	\$235,088	\$424,747	\$957,794	\$2,416,376	\$5,410,524	\$1,015,778
2002	\$224,118	\$338,698	\$876,020	\$2,439,454	\$4,201,250	\$891,895

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$683	\$798	\$1,148	\$1,414	\$2,391	\$1,069
2010	\$708	\$792	\$1,064	\$1,389	\$1,921	\$1,025
2009	\$740	\$849	\$1,050	\$1,301	\$2,103	\$1,025
2008	\$903	\$1,004	\$1,321	\$1,850	\$3,023	\$1,261
2007	\$821	\$879	\$1,174	\$1,494	\$2,691	\$1,111
2006	\$726	\$800	\$1,062	\$1,344	\$1,970	\$988
2005	\$658	\$732	\$986	\$1,301	\$1,920	\$923
2004	\$534	\$589	\$801	\$1,106	\$1,594	\$768
2003	\$487	\$553	\$693	\$1,066	\$1,462	\$688
2002	\$472	\$465	\$636	\$1,009	\$1,092	\$619

MEDIAN SALES PRICE

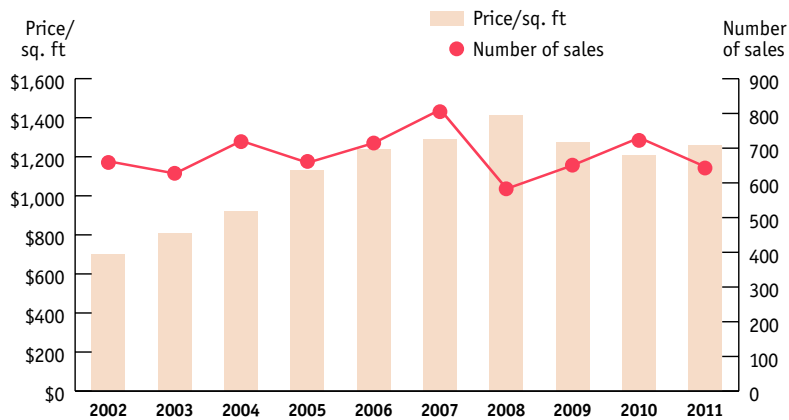
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$325,000	\$545,000	\$1,240,000	\$2,672,906	\$6,364,062	\$875,000
2010	\$330,000	\$560,000	\$1,175,000	\$2,795,000	\$6,300,000	\$877,200
2009	\$345,000	\$587,500	\$1,150,000	\$2,350,000	\$6,000,000	\$790,000
2008	\$425,000	\$680,000	\$1,527,000	\$4,050,000	\$10,000,000	\$900,000
2007	\$370,000	\$599,000	\$1,295,000	\$3,400,000	\$7,495,000	\$800,000
2006	\$359,000	\$580,000	\$1,280,000	\$2,950,000	\$5,296,088	\$755,000
2005	\$295,000	\$519,000	\$1,125,000	\$2,825,000	\$5,600,000	\$750,000
2004	\$245,000	\$415,000	\$895,000	\$2,300,000	\$5,600,000	\$625,000
2003	\$220,000	\$390,000	\$795,000	\$2,001,000	\$4,200,000	\$595,000
2002	\$205,000	\$343,000	\$745,000	\$2,000,000	\$4,600,000	\$537,500

NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	197	424	563	156	70	1,410
2010	138	469	509	204	66	1,386
2009	168	325	285	139	55	972
2008	226	394	418	84	61	1,183
2007	282	578	666	134	78	1,738
2006	194	386	449	100	55	1,184
2005	168	428	535	105	53	1,289
2004	195	477	545	137	80	1,434
2003	186	563	809	130	78	1,766
2002	185	424	740	162	36	1,547

UPPER EAST SIDE CONDOS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,838,923	-6.0%	\$1,956,699	82.9%	\$1,005,556
Average Price Per Sq. Ft	\$1,259	4.4%	\$1,206	80.4%	\$698
Median Sales Price	\$1,250,000	0.0%	\$1,250,000	125.2%	\$555,000
Number of Sales	646	-11.5%	730	-2.4%	662

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
2011	\$441,500	\$797,802	\$1,694,937	\$3,297,873	\$5,719,700	\$1,838,923
2010	\$406,768	\$716,263	\$1,618,079	\$3,060,573	\$6,869,843	\$1,956,699
2009	\$498,715	\$738,443	\$1,716,939	\$3,308,468	\$6,289,877	\$2,115,026
2008	\$528,282	\$827,909	\$2,209,495	\$5,182,160	\$11,363,942	\$2,188,861
2007	\$497,615	\$865,436	\$1,978,376	\$5,888,876	\$5,040,192	\$1,692,970
2006	\$532,805	\$828,569	\$1,964,315	\$4,189,702	\$7,514,286	\$1,743,420
2005	\$436,112	\$735,780	\$1,611,894	\$3,985,182	\$11,631,833	\$1,642,746
2004	\$375,420	\$602,514	\$1,523,652	\$4,227,557	\$5,978,421	\$1,278,386
2003	\$303,524	\$476,575	\$1,279,844	\$3,368,756	\$5,760,417	\$1,170,514
2002	\$249,200	\$434,202	\$1,019,227	\$3,632,667		\$1,005,556

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$901	\$1,063	\$1,254	\$1,627	\$1,771	\$1,259
2010	\$836	\$937	\$1,217	\$1,393	\$2,001	\$1,206
2009	\$985	\$971	\$1,263	\$1,506	\$1,922	\$1,272
2008	\$1,073	\$1,137	\$1,503	\$1,922	\$2,600	\$1,413
2007	\$1,017	\$1,099	\$1,375	\$2,088	\$1,775	\$1,287
2006	\$1,056	\$1,069	\$1,290	\$1,628	\$1,990	\$1,236
2005	\$923	\$943	\$1,165	\$1,557	\$2,546	\$1,130
2004	\$732	\$784	\$991	\$1,469	\$1,533	\$919
2003	\$613	\$633	\$872	\$1,198	\$1,483	\$808
2002	\$524	\$599	\$708	\$1,154		\$698

MEDIAN SALES PRICE

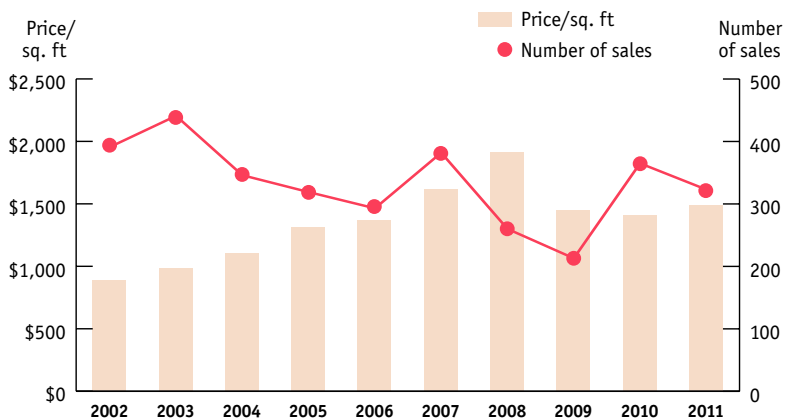
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$410,000	\$690,000	\$1,540,000	\$3,125,000	\$4,887,600	\$1,250,000
2010	\$410,000	\$645,000	\$1,382,500	\$2,667,815	\$6,300,000	\$1,250,000
2009	\$465,000	\$699,000	\$1,440,000	\$2,825,000	\$5,875,000	\$1,300,000
2008	\$525,000	\$748,413	\$1,875,000	\$4,300,000	\$11,500,000	\$1,275,000
2007	\$490,000	\$759,000	\$1,670,000	\$4,950,000	\$5,000,000	\$1,105,000
2006	\$485,000	\$725,000	\$1,750,000	\$3,950,000	\$5,600,000	\$1,200,000
2005	\$433,500	\$675,000	\$1,375,000	\$3,400,000	\$10,550,000	\$940,000
2004	\$350,000	\$560,000	\$1,325,000	\$3,495,000	\$5,535,000	\$815,000
2003	\$295,000	\$439,000	\$1,100,000	\$2,650,000	\$5,900,000	\$789,000
2002	\$270,000	\$412,000	\$850,000	\$3,600,000		\$555,000

NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	56	187	263	96	44	646
2010	44	205	266	169	46	730
2009	59	182	210	136	64	651
2008	66	195	248	50	24	583
2007	100	252	406	41	12	811
2006	59	235	355	52	14	715
2005	78	227	280	55	18	658
2004	54	287	337	24	19	721
2003	58	191	324	42	12	627
2002	56	250	287	69		662

FIFTH AVENUE/PARK AVENUE CORRIDOR CO-OPS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$3,243,164	9.8%	\$2,953,936	85.0%	\$1,752,664
Average Price Per Sq. Ft	\$1,492	5.7%	\$1,412	68.0%	\$888
Median Sales Price	\$2,140,000	9.7%	\$1,950,000	71.3%	\$1,249,000
Number of Sales	323	-11.5%	365	-17.4%	391

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
2011	\$329,033	\$777,429	\$2,160,589	\$3,802,541	\$10,338,949	\$3,243,164
2010	\$447,500	\$782,523	\$1,909,611	\$3,696,654	\$7,988,932	\$2,953,936
2009	\$357,586	\$860,108	\$2,023,784	\$3,461,631	\$8,560,494	\$3,267,069
2008	\$604,471	\$1,155,500	\$2,580,083	\$5,453,432	\$14,936,217	\$4,774,821
2007	\$425,837	\$712,240	\$2,175,448	\$4,468,596	\$10,292,414	\$3,499,225
2006	\$519,857	\$785,291	\$1,914,951	\$3,749,891	\$8,567,472	\$2,722,758
2005	\$493,333	\$760,065	\$1,833,177	\$3,528,326	\$8,549,897	\$2,538,196
2004	\$336,792	\$621,683	\$1,521,372	\$3,141,722	\$7,150,077	\$2,506,573
2003	\$323,423	\$686,463	\$1,360,452	\$2,890,985	\$5,692,825	\$1,968,961
2002	\$442,700	\$397,091	\$1,302,148	\$2,827,977	\$4,967,000	\$1,752,664

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$673	\$962	\$1,376	\$1,630	\$2,575	\$1,492
2010	\$1,073	\$942	\$1,312	\$1,560	\$2,081	\$1,412
2009	\$821	\$992	\$1,308	\$1,484	\$2,295	\$1,450
2008	\$1,194	\$1,386	\$1,640	\$2,068	\$3,254	\$1,914
2007	\$925	\$950	\$1,484	\$1,740	\$2,781	\$1,615
2006	\$936	\$920	\$1,283	\$1,509	\$2,302	\$1,366
2005	\$817	\$938	\$1,233	\$1,455	\$2,282	\$1,312
2004	\$616	\$750	\$969	\$1,262	\$1,775	\$1,104
2003	\$618	\$799	\$864	\$1,225	\$1,594	\$988
2002	\$819	\$552	\$809	\$1,139	\$1,263	\$888

MEDIAN SALES PRICE

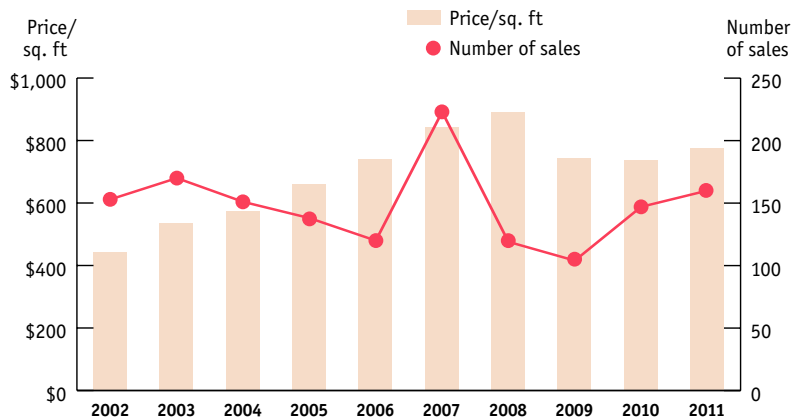
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$335,000	\$739,000	\$1,900,000	\$3,625,000	\$8,000,000	\$2,140,000
2010	\$415,000	\$710,000	\$1,578,287	\$3,175,000	\$7,000,000	\$1,950,000
2009	\$300,000	\$775,000	\$1,650,000	\$2,950,000	\$7,495,000	\$2,200,000
2008	\$500,000	\$800,000	\$2,300,000	\$4,500,000	\$12,000,000	\$2,690,000
2007	\$400,000	\$675,000	\$1,795,000	\$4,075,000	\$7,500,000	\$2,150,000
2006	\$525,000	\$750,000	\$1,660,000	\$3,400,000	\$6,000,000	\$1,770,000
2005	\$427,500	\$680,000	\$1,750,000	\$3,550,000	\$6,950,000	\$1,825,000
2004	\$350,000	\$605,000	\$1,325,000	\$3,000,000	\$6,250,000	\$1,625,000
2003	\$295,000	\$542,000	\$1,250,000	\$2,600,000	\$4,900,000	\$1,337,500
2002	\$450,000	\$369,000	\$1,200,000	\$2,200,000	\$5,325,000	\$1,249,000

NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	12	45	157	70	39	323
2010	6	61	147	107	44	365
2009	7	40	69	61	36	213
2008	17	41	110	50	42	260
2007	19	60	177	68	58	382
2006	7	45	163	46	32	293
2005	9	46	181	54	29	319
2004	12	46	167	71	50	346
2003	13	52	255	74	47	441
2002	18	50	200	100	23	391

YORKVILLE CO-OPS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$745,161	15.1%	\$647,274	71.7%	\$434,087
Average Price Per Sq. Ft	\$777	5.4%	\$737	75.4%	\$443
Median Sales Price	\$550,000	8.9%	\$505,000	57.1%	\$350,000
Number of Sales	160	8.8%	147	4.6%	153

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
2011	\$353,933	\$491,224	\$925,431	\$1,574,867	\$3,221,780	\$745,161
2010	\$287,314	\$511,864	\$838,802	\$2,020,786		\$647,274
2009	\$317,916	\$526,186	\$821,935	\$1,645,833		\$614,854
2008	\$395,037	\$623,008	\$1,052,005			\$629,521
2007	\$353,773	\$535,774	\$1,005,057	\$2,353,000		\$654,362
2006	\$296,231	\$462,091	\$1,021,400	\$3,400,000		\$613,769
2005	\$256,941	\$432,489	\$890,405	\$1,570,000	\$1,875,000	\$560,557
2004	\$212,838	\$384,766	\$670,993	\$1,485,125		\$485,490
2003	\$168,375	\$319,155	\$710,803	\$1,504,625	\$1,700,000	\$553,362
2002	\$141,000	\$270,316	\$586,133	\$1,125,000		\$434,087

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$739	\$698	\$822	\$960	\$1,136	\$777
2010	\$654	\$707	\$776	\$1,065		\$737
2009	\$660	\$755	\$783	\$925		\$744
2008	\$892	\$873	\$943			\$892
2007	\$773	\$837	\$917	\$950		\$843
2006	\$649	\$716	\$840	\$1,063		\$741
2005	\$606	\$629	\$738	\$854	\$982	\$661
2004	\$481	\$549	\$632	\$828		\$573
2003	\$404	\$476	\$586	\$750	\$800	\$537
2002	\$434	\$393	\$485	\$577		\$443

MEDIAN SALES PRICE

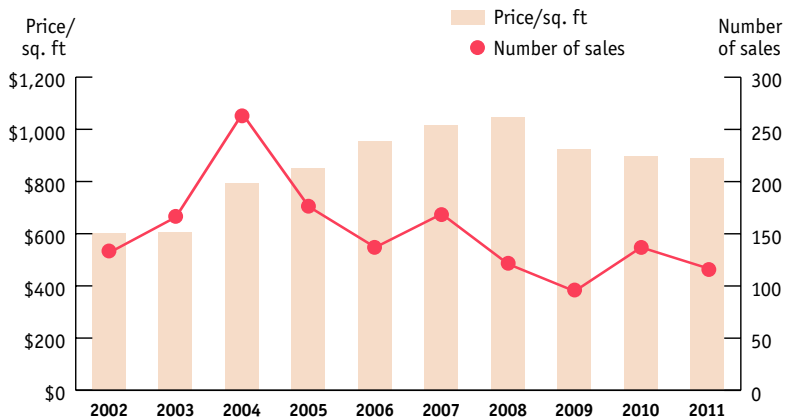
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$375,000	\$430,000	\$875,000	\$1,375,000	\$3,175,000	\$550,000
2010	\$270,000	\$450,000	\$818,000	\$1,900,000		\$505,000
2009	\$325,000	\$510,000	\$785,000	\$1,585,000		\$519,000
2008	\$418,000	\$599,000	\$921,516			\$590,000
2007	\$340,000	\$485,000	\$945,000	\$2,375,000		\$495,000
2006	\$275,000	\$455,000	\$875,000	\$340,000		\$470,000
2005	\$230,000	\$415,000	\$849,000	\$1,570,000	\$1,875,000	\$435,000
2004	\$183,000	\$365,000	\$616,250	\$1,450,000		\$389,000
2003	\$159,000	\$295,000	\$630,000	\$1,762,000	\$1,700,000	\$416,250
2002	\$141,000	\$255,000	\$515,000	\$1,125,000		\$350,000

NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	39	55	52	9	5	160
2010	21	76	43	7		147
2009	32	35	31	6		104
2008	38	59	22			119
2007	59	102	56	6		223
2006	26	58	35	1		120
2005	17	81	37	2	1	138
2004	26	79	38	8		151
2003	8	76	77	8	1	170
2002	5	77	67	5		153

YORKVILLE CONDOS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$955,323	-4.2%	\$996,975	53.7%	\$621,569
Average Price Per Sq. Ft	\$888	-1.0%	\$897	47.5%	\$602
Median Sales Price	\$670,000	-8.8%	\$735,000	36.7%	\$490,000
Number of Sales	117	-14.6%	137	-11.4%	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
2011	\$425,353	\$583,239	\$1,109,136	\$2,039,385	\$2,657,500	\$955,323
2010	\$423,033	\$652,576	\$1,101,068	\$1,715,800	\$3,880,000	\$996,975
2009	\$403,000	\$645,953	\$1,135,517	\$2,066,071	\$2,493,000	\$1,071,242
2008	\$492,067	\$702,518	\$1,567,830	\$1,322,500		\$994,184
2007	\$461,670	\$772,968	\$1,278,144	\$3,690,000	\$3,250,000	\$1,048,809
2006	\$449,700	\$712,953	\$1,286,705	\$2,070,100		\$995,973
2005	\$383,592	\$620,112	\$1,071,976	\$2,797,222		\$916,797
2004	\$348,792	\$544,424	\$1,340,485	\$2,557,560	\$777,000	\$947,076
2003	\$266,543	\$422,601	\$869,493	\$1,435,000	\$2,495,000	\$672,910
2002	\$248,420	\$432,616	\$831,425	\$1,799,667	\$2,225,000	\$621,569

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$854	\$793	\$894	\$1,187	\$1,036	\$888
2010	\$873	\$844	\$915	\$968	\$1,280	\$897
2009	\$827	\$848	\$931	\$1,150	\$1,012	\$924
2008	\$1,042	\$966	\$1,183	\$527		\$1,045
2007	\$918	\$1,027	\$1,025	\$1,292	\$1,016	\$1,014
2006	\$866	\$932	\$988	\$1,029		\$954
2005	\$804	\$786	\$870	\$1,279		\$850
2004	\$679	\$700	\$881	\$1,101	\$849	\$793
2003	\$538	\$558	\$652	\$607	\$894	\$605
2002	\$481	\$596	\$632	\$860	\$810	\$602

MEDIAN SALES PRICE

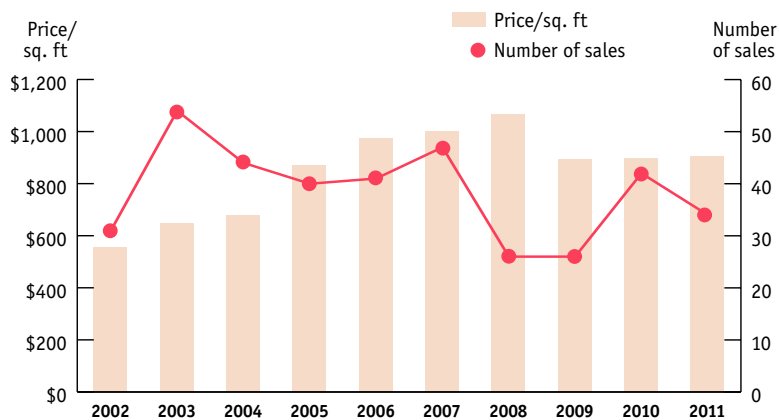
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$400,000	\$590,000	\$1,100,000	\$1,750,000	\$2,657,500	\$670,000
2010	\$430,000	\$617,000	\$1,018,250	\$1,575,000	\$3,450,000	\$735,000
2009	\$400,000	\$607,500	\$980,000	\$1,725,000	\$2,575,000	\$855,000
2008	\$496,860	\$657,000	\$1,327,000	\$1,322,500		\$750,000
2007	\$479,000	\$650,000	\$1,150,000	\$3,690,000	\$3,250,000	\$844,000
2006	\$465,000	\$695,000	\$1,160,000	\$2,090,000		\$883,000
2005	\$433,500	\$615,000	\$925,000	\$2,700,000		\$715,000
2004	\$340,000	\$515,000	\$1,165,000	\$1,480,000	\$777,000	\$694,500
2003	\$269,000	\$415,000	\$780,000	\$1,550,000	\$2,495,000	\$540,000
2002	\$250,000	\$405,000	\$790,000	\$2,300,000	\$2,225,000	\$490,000

NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	17	41	44	13	2	117
2010	12	59	47	15	4	137
2009	14	32	30	14	5	95
2008	15	61	43	2		121
2007	23	53	90	2	1	169
2006	15	53	65	4		137
2005	13	75	79	9		176
2004	24	108	127	5	1	265
2003	14	69	75	6	2	166
2002	20	51	57	3	1	132

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	\$1,392,397	7.2%	\$1,298,393	118.5%	\$637,113
Average Price Per Sq. Ft	\$906	1.0%	\$897	62.9%	\$556
Median Sales Price	\$1,250,000	19.0%	\$1,050,000	79.9%	\$695,000
Number of Sales	34	-19.0%	42	9.7%	31

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
2011	\$307,500	\$502,222	\$1,230,756	\$2,036,700	\$2,908,667	\$1,392,397
2010	\$530,000	\$506,200	\$1,230,233	\$2,450,667	\$2,950,000	\$1,298,393
2009	\$175,000	\$559,643	\$1,293,750	\$1,842,500	\$2,628,000	\$1,282,346
2008	\$437,667	\$674,864	\$1,763,625	\$2,638,333	\$9,300,000	\$1,540,789
2007	\$443,333	\$627,179	\$1,767,375	\$2,634,357	\$3,833,333	\$1,604,223
2006	\$414,700	\$561,571	\$1,297,393	\$3,230,444	\$3,537,500	\$1,816,268
2005	\$345,000	\$509,182	\$1,593,775	\$3,138,333	\$7,500,000	\$1,612,413
2004	\$185,000	\$432,265	\$1,105,633	\$1,997,500	\$3,608,750	\$1,157,369
2003	\$170,000	\$388,304	\$945,000	\$2,057,500	\$3,484,333	\$978,818
2002		\$382,000	\$656,250	\$1,125,000		\$637,113

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$631	\$648	\$1,001	\$1,040	\$1,091	\$906
2010	\$964	\$713	\$953	\$1,089	\$951	\$897
2009	\$583	\$808	\$975	\$927	\$821	\$892
2008	\$921	\$934	\$1,181	\$1,199	\$1,632	\$1,066
2007	\$939	\$810	\$1,114	\$1,066	\$1,045	\$1,000
2006	\$801	\$773	\$970	\$1,217	\$998	\$974
2005	\$633	\$645	\$866	\$1,296	\$1,316	\$869
2004	\$463	\$515	\$678	\$882	\$1,110	\$677
2003	\$309	\$540	\$635	\$993	\$1,014	\$646
2002		\$527	\$566	\$577		\$556

MEDIAN SALES PRICE

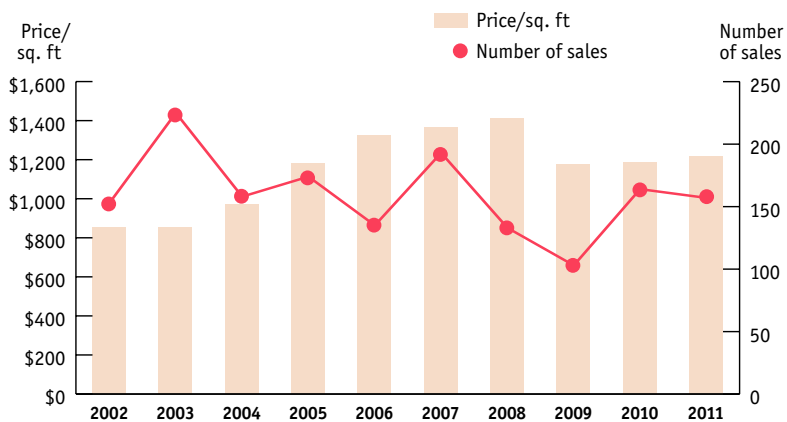
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$307,500	\$545,000	\$950,000	\$1,900,000	\$2,265,000	\$1,250,000
2010	\$530,000	\$525,000	\$1,100,000	\$2,220,000	\$2,950,000	\$1,050,000
2009	\$175,000	\$525,000	\$1,250,000	\$1,995,000	\$2,628,000	\$1,250,000
2008	\$388,000	\$640,000	\$1,595,000	\$2,715,000	\$9,300,000	\$860,000
2007	\$440,000	\$675,000	\$2,000,000	\$2,500,000	\$4,300,000	\$1,225,000
2006	\$368,500	\$544,000	\$1,300,000	\$2,700,000	\$3,300,000	\$1,300,000
2005	\$345,000	\$450,000	\$1,800,000	\$2,825,000	\$7,500,000	\$1,267,500
2004	\$185,000	\$405,000	\$850,000	\$2,175,000	\$2,530,000	\$720,000
2003	\$170,000	\$375,000	\$845,000	\$1,900,000	\$3,500,000	\$698,000
2002		\$385,000	\$795,000	\$1,125,000		\$695,000

NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	2	9	9	11	3	34
2010	1	15	15	9	2	42
2009	1	7	10	6	2	26
2008	3	11	8	3	1	26
2007	3	14	20	7	3	47
2006	5	7	14	9	6	41
2005	2	11	20	6	1	40
2004	1	17	15	8	3	44
2003	1	17	29	4	3	54
2002		9	18	4		31

CARNEGIE HILL CO-OPS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$2,274,745	4.7%	\$2,171,782	23.6%	\$1,840,862
Average Price Per Sq. Ft	\$1,217	2.7%	\$1,185	42.5%	\$854
Median Sales Price	\$1,900,000	20.4%	\$1,578,287	31.0%	\$1,450,000
Number of Sales	157	-4.3%	164	2.6%	153

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
2011	\$396,117	\$599,087	\$1,740,433	\$3,250,540	\$5,954,231	\$2,274,745
2010	\$646,333	\$634,638	\$1,442,900	\$3,482,961	\$6,718,182	\$2,171,782
2009	\$475,000	\$632,568	\$1,451,147	\$3,032,533	\$6,279,000	\$2,308,335
2008	\$480,750	\$684,375	\$1,917,372	\$4,118,864	\$11,361,364	\$2,651,809
2007	\$402,233	\$595,666	\$1,872,388	\$4,073,869	\$7,714,190	\$2,534,127
2006	\$487,500	\$685,400	\$1,681,954	\$3,096,207	\$8,322,594	\$2,672,610
2005	\$415,833	\$511,021	\$1,592,250	\$3,349,836	\$5,986,667	\$2,059,230
2004	\$280,111	\$414,947	\$1,315,027	\$2,806,935	\$4,991,879	\$1,929,735
2003	\$341,000	\$402,805	\$1,172,103	\$2,180,385	\$4,438,818	\$1,540,015
2002		\$285,000	\$1,079,559	\$2,414,654	\$5,562,500	\$1,840,862

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$709	\$796	\$1,148	\$1,445	\$1,852	\$1,217
2010	\$1,182	\$847	\$1,079	\$1,456	\$1,804	\$1,185
2009	\$950	\$812	\$1,047	\$1,316	\$1,881	\$1,177
2008	\$957	\$954	\$1,399	\$1,677	\$2,674	\$1,410
2007	\$908	\$859	\$1,328	\$1,650	\$2,344	\$1,367
2006	\$848	\$895	\$1,181	\$1,323	\$2,378	\$1,323
2005	\$734	\$706	\$1,155	\$1,419	\$1,815	\$1,181
2004	\$542	\$593	\$880	\$1,174	\$1,556	\$971
2003	\$658	\$555	\$802	\$1,001	\$1,388	\$854
2002		\$496	\$719	\$1,011	\$1,191	\$854

MEDIAN SALES PRICE

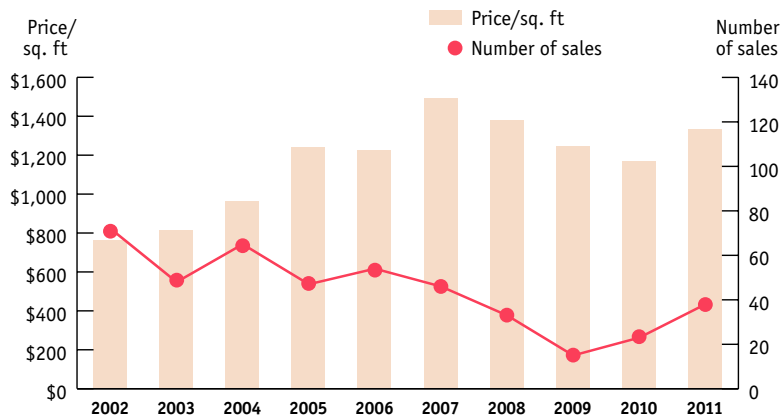
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$370,000	\$550,000	\$1,625,000	\$3,320,000	\$5,900,000	\$1,900,000
2010	\$549,000	\$625,000	\$1,345,000	\$3,295,000	\$6,050,000	\$1,578,287
2009	\$675,000	\$550,000	\$1,275,000	\$2,800,000	\$4,750,000	\$1,500,000
2008	\$507,500	\$661,500	\$1,850,000	\$4,200,000	\$8,950,000	\$1,650,000
2007	\$400,000	\$610,000	\$1,687,500	\$3,700,000	\$5,600,000	\$1,600,000
2006	\$487,500	\$665,000	\$1,395,000	\$3,000,000	\$6,000,000	\$1,895,000
2005	\$420,000	\$525,000	\$1,475,000	\$3,550,000	\$5,850,000	\$1,572,500
2004	\$270,000	\$399,000	\$1,175,000	\$2,800,000	\$4,825,000	\$1,350,000
2003	\$330,000	\$385,000	\$1,071,250	\$2,001,000	\$4,100,000	\$1,150,000
2002		\$285,000	\$950,899	\$2,075,000	\$5,800,000	\$1,450,000

NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	6	23	73	42	13	157
2010	3	32	74	44	11	164
2009	4	22	34	30	13	103
2008	14	28	58	22	11	133
2007	18	38	78	39	20	193
2006	2	15	74	27	17	135
2005	3	24	102	33	12	174
2004	9	23	73	31	22	158
2003	3	35	125	40	22	225
2002		5	79	60	9	153

CARNEGIE HILL CONDOS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



AVERAGE SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$507,500	\$700,714	\$1,874,658	\$3,820,700	\$4,017,550	\$2,032,097
2010	\$455,000	\$708,756	\$1,644,688	\$2,768,133		\$1,269,813
2009		\$754,375	\$1,293,700	\$3,516,250	\$11,000,000	\$3,036,733
2008	\$635,533	\$806,500	\$1,816,538	\$4,119,600	\$4,517,333	\$2,012,642
2007	\$547,333	\$874,077	\$2,482,747	\$7,546,967	\$6,450,000	\$2,568,739
2006	\$550,400	\$754,214	\$1,901,339	\$2,653,750	\$5,150,000	\$1,678,519
2005	\$527,462	\$879,000	\$1,866,526	\$3,307,500		\$1,697,681
2004	\$357,444	\$581,575	\$1,234,119	\$2,563,000	\$5,768,525	\$1,612,409
2003	\$368,300	\$508,875	\$1,203,517	\$3,575,700		\$1,137,756
2002	\$292,000	\$517,718	\$1,176,952	\$2,296,000	\$3,800,000	\$954,461

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$510,000	\$725,000	\$1,555,000	\$2,550,000	\$4,350,000	\$1,555,000
2010	\$460,000	\$675,000	\$1,750,000	\$3,254,428		\$965,000
2009		\$650,000	\$1,250,000	\$4,375,000	\$11,000,000	\$1,370,000
2008	\$525,000	\$890,000	\$1,550,000	\$4,130,531	\$4,500,000	\$1,495,000
2007	\$599,000	\$825,000	\$2,100,000	\$4,900,000	\$5,250,000	\$1,543,361
2006	\$557,500	\$785,000	\$1,800,000	\$2,610,000	\$5,150,000	\$1,700,000
2005	\$565,000	\$790,000	\$1,599,000	\$3,225,000		\$1,250,000
2004	\$357,000	\$560,000	\$999,000	\$2,700,000	\$5,575,000	\$960,000
2003	\$355,000	\$540,000	\$970,000	\$2,550,000		\$900,000
2002	\$299,000	\$550,000	\$1,100,000	\$2,250,000	\$3,800,000	\$775,000

MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$2,032,097	60.0%	\$1,269,813	112.9%	\$954,461
Average Price Per Sq. Ft	\$1,331	13.7%	\$1,171	74.7%	\$762
Median Sales Price	\$1,555,000	61.1%	\$965,000	100.6%	\$775,000
Number of Sales	38	65.2%	23	-47.2%	72

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 PRICE PER SQUARE FOOT

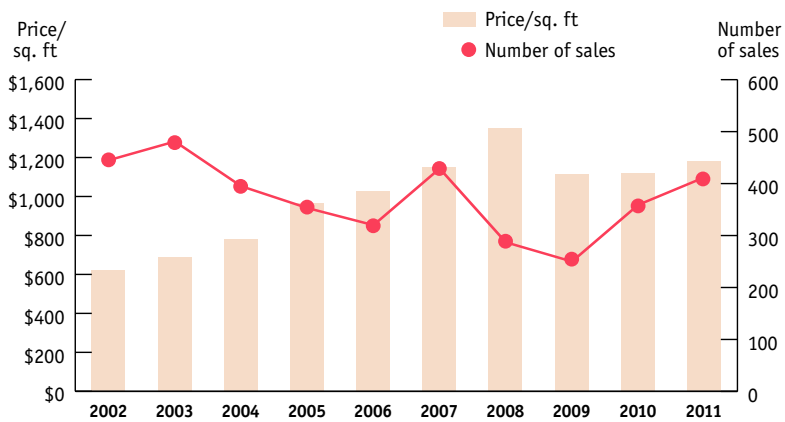
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$978	\$987	\$1,336	\$1,912	\$1,446	\$1,331
2010	\$931	\$1,000	\$1,350	\$1,449		\$1,171
2009		\$1,007	\$922	\$1,496	\$2,027	\$1,245
2008	\$1,170	\$1,119	\$1,464	\$1,736	\$1,355	\$1,379
2007	\$1,114	\$1,005	\$1,564	\$2,742	\$1,926	\$1,495
2006	\$1,129	\$984	\$1,284	\$1,265	\$1,550	\$1,225
2005	\$1,087	\$955	\$1,263	\$1,536		\$1,240
2004	\$690	\$776	\$933	\$1,206	\$1,592	\$963
2003	\$670	\$620	\$839	\$1,399		\$814
2002	\$589	\$652	\$826	\$1,105	\$1,287	\$762

NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	3	7	19	5	4	38
2010	3	9	8	3		23
2009		4	5	4	2	15
2008	6	6	13	5	3	33
2007	9	13	15	6	3	46
2006	10	7	31	4	2	54
2005	13	5	19	10		47
2004	9	16	27	5	8	65
2003	8	12	23	5		48
2002	11	22	33	5	1	72

LENOX HILL CO-OPS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,930,852	14.6%	\$1,684,292	111.0%	\$915,198
Average Price Per Sq. Ft	\$1,180	5.5%	\$1,119	90.3%	\$620
Median Sales Price	\$1,000,570	-5.8%	\$1,062,500	84.4%	\$542,500
Number of Sales	412	14.8%	359	-7.4%	445

BOUNDARY

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

AVERAGE SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$301,977	\$632,235	\$1,856,381	\$3,408,500	\$12,726,476	\$1,930,852
2010	\$427,370	\$656,438	\$1,507,133	\$3,279,817	\$8,330,357	\$1,684,292
2009	\$352,973	\$708,919	\$1,651,219	\$3,128,589	\$11,287,925	\$1,787,625
2008	\$483,337	\$886,346	\$2,041,742	\$5,163,350	\$18,600,000	\$2,277,668
2007	\$398,787	\$653,329	\$1,530,545	\$3,839,055	\$14,975,319	\$1,879,070
2006	\$390,600	\$633,685	\$1,625,425	\$3,559,583	\$8,856,176	\$1,639,424
2005	\$338,524	\$602,552	\$1,340,720	\$3,317,882	\$7,086,609	\$1,542,600
2004	\$266,919	\$474,709	\$1,227,169	\$2,767,721	\$7,653,743	\$1,321,816
2003	\$247,325	\$457,344	\$1,013,633	\$2,586,997	\$6,473,421	\$1,075,080
2002	\$237,553	\$373,208	\$1,018,486	\$2,374,286	\$4,716,667	\$915,198

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$649	\$833	\$1,287	\$1,615	\$2,862	\$1,180
2010	\$744	\$836	\$1,144	\$1,548	\$2,235	\$1,119
2009	\$718	\$881	\$1,187	\$1,389	\$2,876	\$1,112
2008	\$921	\$1,056	\$1,395	\$2,063	\$3,950	\$1,352
2007	\$855	\$875	\$1,163	\$1,537	\$3,325	\$1,151
2006	\$779	\$798	\$1,104	\$1,373	\$2,136	\$1,029
2005	\$664	\$766	\$986	\$1,266	\$1,990	\$967
2004	\$520	\$602	\$839	\$1,063	\$1,620	\$781
2003	\$519	\$558	\$689	\$1,113	\$1,512	\$691
2002	\$434	\$483	\$683	\$947	\$1,180	\$620

MEDIAN SALES PRICE

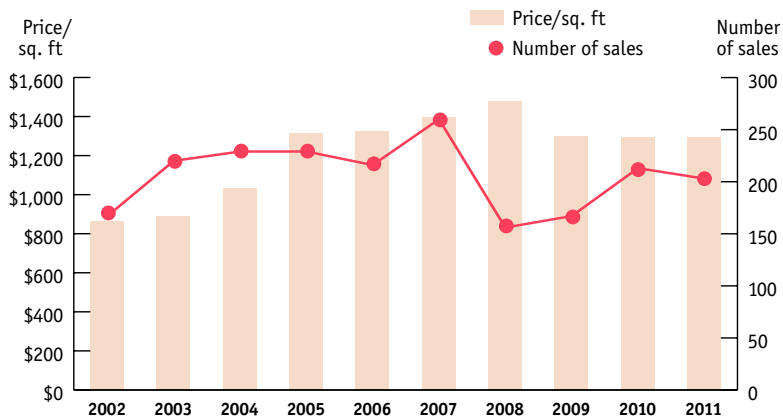
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$320,000	\$571,000	\$1,500,000	\$3,061,114	\$9,000,000	\$1,000,570
2010	\$357,500	\$600,000	\$1,275,000	\$2,755,000	\$8,925,000	\$1,062,500
2009	\$354,000	\$597,500	\$1,400,000	\$2,600,000	\$8,980,000	\$925,000
2008	\$425,500	\$752,500	\$1,785,000	\$5,495,000	\$14,300,000	\$1,150,000
2007	\$385,000	\$625,000	\$1,300,000	\$3,400,000	\$8,600,000	\$850,000
2006	\$392,000	\$595,000	\$1,350,000	\$3,600,000	\$5,995,000	\$803,000
2005	\$335,000	\$552,000	\$1,125,000	\$3,300,000	\$5,200,000	\$819,000
2004	\$250,000	\$435,000	\$1,080,000	\$2,550,000	\$6,350,000	\$745,000
2003	\$239,000	\$310,000	\$850,000	\$1,950,000	\$4,400,000	\$579,000
2002	\$215,000	\$360,000	\$850,000	\$2,500,000	\$4,600,000	\$542,500

NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	47	122	182	44	17	412
2010	33	104	156	52	14	359
2009	40	91	69	38	12	250
2008	57	87	108	24	11	287
2007	68	140	171	29	21	429
2006	54	99	126	24	17	320
2005	45	105	152	28	23	353
2004	57	118	166	34	20	395
2003	60	161	202	39	19	481
2002	85	108	208	31	13	445

LENOX HILL CONDOS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,795,353	-13.7%	\$2,081,113	2.0%	\$1,759,710
Average Price Per Sq. Ft	\$1,292	-0.2%	\$1,294	49.5%	\$864
Median Sales Price	\$1,305,000	-6.8%	\$1,400,000	33.2%	\$980,000
Number of Sales	203	-4.7%	213	21.6%	167

BOUNDARY

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

AVERAGE SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$456,158	\$879,169	\$1,722,855	\$3,322,607	\$8,108,571	\$1,795,353
2010	\$432,350	\$768,227	\$1,723,265	\$3,328,737	\$10,031,263	\$2,081,113
2009	\$485,400	\$803,842	\$1,807,234	\$3,723,094	\$12,000,000	\$1,887,348
2008	\$546,557	\$959,670	\$2,273,115	\$6,575,714	\$12,161,000	\$2,041,060
2007	\$532,500	\$910,412	\$2,106,167	\$5,943,543	\$12,800,000	\$1,986,236
2006	\$602,316	\$893,140	\$1,961,671	\$4,815,167	\$8,465,625	\$1,999,228
2005	\$451,880	\$865,362	\$1,860,493	\$4,861,842	\$13,902,500	\$2,269,532
2004	\$430,453	\$680,771	\$1,622,034	\$5,880,000	\$7,816,667	\$1,422,356
2003	\$330,140	\$565,981	\$1,489,197	\$3,990,000	\$8,166,667	\$1,312,115
2002	\$240,000	\$460,509	\$1,224,688	\$4,327,222		\$1,759,710

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$948	\$1,158	\$1,269	\$1,639	\$2,260	\$1,292
2010	\$844	\$1,016	\$1,266	\$1,523	\$2,844	\$1,294
2009	\$986	\$1,024	\$1,314	\$1,764	\$2,406	\$1,299
2008	\$1,078	\$1,260	\$1,581	\$2,296	\$3,195	\$1,478
2007	\$1,056	\$1,118	\$1,476	\$2,084	\$2,558	\$1,394
2006	\$1,268	\$1,143	\$1,297	\$1,885	\$2,073	\$1,326
2005	\$940	\$1,112	\$1,313	\$1,700	\$2,709	\$1,313
2004	\$822	\$874	\$1,089	\$1,927	\$1,820	\$1,031
2003	\$657	\$702	\$978	\$1,333	\$1,539	\$891
2002	\$479	\$593	\$846	\$1,249		\$864

MEDIAN SALES PRICE

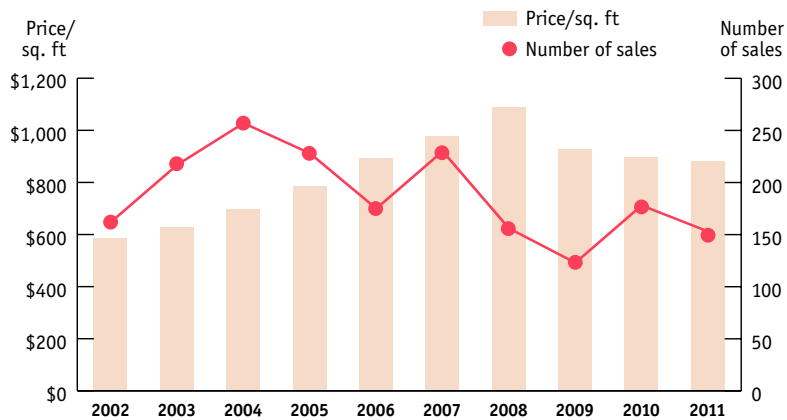
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$425,000	\$820,000	\$1,600,000	\$2,760,000	\$6,100,000	\$1,305,000
2010	\$436,000	\$725,000	\$1,525,000	\$3,200,000	\$7,750,000	\$1,400,000
2009	\$499,999	\$750,000	\$1,550,000	\$2,700,000	\$12,000,000	\$1,250,000
2008	\$529,000	\$875,000	\$1,875,000	\$5,350,000	\$12,219,000	\$1,325,000
2007	\$512,000	\$850,000	\$1,800,000	\$5,075,000	\$12,800,000	\$1,340,000
2006	\$459,000	\$799,000	\$1,750,000	\$4,895,000	\$6,500,000	\$1,400,000
2005	\$440,000	\$795,000	\$1,700,000	\$4,800,000	\$17,500,000	\$1,270,000
2004	\$370,000	\$620,000	\$1,395,000	\$5,715,000	\$3,750,000	\$999,000
2003	\$330,000	\$575,000	\$1,250,000	\$4,500,000	\$7,500,000	\$925,000
2002	\$250,000	\$420,000	\$1,125,000	\$3,850,000		\$980,000

NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	19	62	86	29	7	203
2010	10	62	82	51	8	213
2009	10	53	71	31	2	167
2008	21	53	71	7	4	156
2007	26	68	144	21	1	260
2006	19	65	106	18	8	216
2005	25	73	100	19	12	229
2004	15	81	123	7	3	229
2003	28	58	119	12	3	220
2002	9	42	74	42		167

SUTTON/BEEKMAN CO-OPS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,189,927	-3.4%	\$1,231,329	48.1%	\$803,530
Average Price Per Sq. Ft	\$880	-1.8%	\$896	49.9%	\$587
Median Sales Price	\$934,915	-1.6%	\$950,000	95.6%	\$478,000
Number of Sales	153	-14.0%	178	-5.6%	162

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
2011	\$327,000	\$589,864	\$1,252,469	\$2,700,385	\$3,460,357	\$1,189,927
2010	\$328,700	\$672,260	\$1,238,262	\$2,963,300	\$5,120,333	\$1,231,329
2009	\$348,464	\$696,193	\$1,350,789	\$2,070,500	\$5,300,000	\$1,224,060
2008	\$463,709	\$791,082	\$1,507,842	\$3,103,000	\$7,320,000	\$1,365,753
2007	\$356,654	\$680,866	\$1,400,372	\$2,623,940	\$5,810,714	\$1,334,870
2006	\$466,750	\$707,816	\$1,459,541	\$3,250,000	\$3,239,167	\$1,248,066
2005	\$308,350	\$620,392	\$1,224,161	\$2,912,363	\$2,980,000	\$1,096,879
2004	\$269,548	\$532,326	\$1,098,363	\$2,574,202	\$3,765,000	\$998,211
2003	\$243,659	\$478,879	\$968,686	\$2,021,111	\$4,008,333	\$866,374
2002	\$186,250	\$401,714	\$892,333	\$2,025,000	\$4,700,000	\$803,530

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$679	\$734	\$931	\$1,148	\$1,258	\$880
2010	\$637	\$804	\$915	\$1,266	\$1,052	\$896
2009	\$716	\$830	\$927	\$1,171	\$1,779	\$927
2008	\$932	\$990	\$1,150	\$1,281	\$1,812	\$1,090
2007	\$713	\$851	\$1,032	\$1,025	\$1,893	\$977
2006	\$771	\$791	\$962	\$1,182	\$883	\$892
2005	\$589	\$706	\$845	\$1,006	\$890	\$787
2004	\$506	\$595	\$748	\$941	\$1,008	\$695
2003	\$484	\$579	\$642	\$822	\$1,055	\$628
2002	\$369	\$465	\$670	\$810	\$1,382	\$587

MEDIAN SALES PRICE

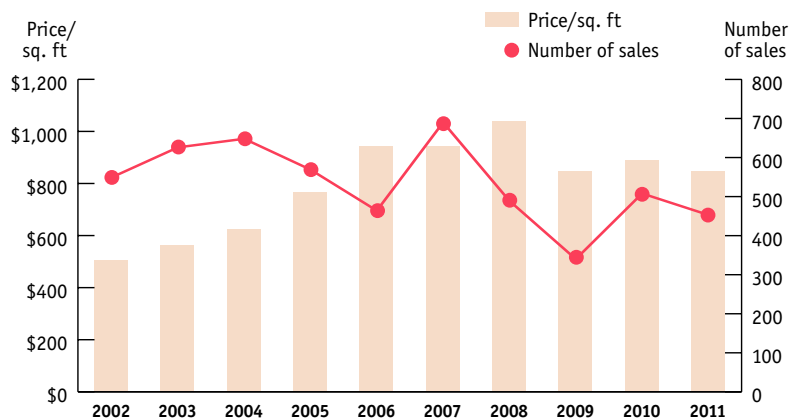
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$320,000	\$575,139	\$1,075,000	\$2,275,000	\$2,600,000	\$934,915
2010	\$332,000	\$650,000	\$1,125,000	\$2,775,000	\$4,550,000	\$950,000
2009	\$350,000	\$650,000	\$1,225,000	\$1,666,146	\$5,000,000	\$930,000
2008	\$475,000	\$760,000	\$1,350,000	\$2,795,000	\$9,450,000	\$995,000
2007	\$360,000	\$660,000	\$1,300,000	\$2,500,000	\$3,075,000	\$995,000
2006	\$395,000	\$662,500	\$1,300,000	\$3,850,000	\$2,900,000	\$950,000
2005	\$299,000	\$612,500	\$1,160,000	\$3,300,000	\$2,900,000	\$835,000
2004	\$277,500	\$520,000	\$965,000	\$1,825,000	\$3,235,000	\$770,000
2003	\$238,750	\$425,000	\$875,000	\$1,790,000	\$2,750,000	\$740,000
2002	\$210,000	\$381,500	\$995,000	\$2,350,000	\$4,700,000	\$478,000

NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	8	55	70	13	7	153
2010	16	58	81	20	3	178
2009	14	43	47	15	4	123
2008	22	55	67	7	5	156
2007	13	79	111	20	7	230
2006	14	64	83	8	6	175
2005	22	74	111	16	5	228
2004	26	81	125	21	4	257
2003	11	67	127	9	3	217
2002	18	63	67	9	5	162

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	\$934,786	-11.5%	\$1,056,807	64.7%	\$567,578
Average Price Per Sq. Ft	\$848	-4.6%	\$889	67.9%	\$505
Median Sales Price	\$645,000	-9.8%	\$715,253	76.7%	\$365,000
Number of Sales	453	-10.8%	508	-17.5%	549

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
2011	\$343,235	\$593,249	\$1,226,616	\$2,461,833	\$3,344,583	\$934,786
2010	\$324,193	\$614,727	\$1,312,911	\$3,026,419	\$4,171,667	\$1,056,807
2009	\$352,785	\$631,043	\$1,269,242	\$1,850,141	\$5,296,429	\$950,570
2008	\$448,666	\$719,797	\$1,537,650	\$3,303,833	\$6,527,500	\$1,072,016
2007	\$360,739	\$619,663	\$1,404,747	\$3,033,427	\$6,192,255	\$1,053,715
2006	\$396,264	\$630,942	\$1,619,950	\$4,923,094	\$4,683,571	\$1,191,422
2005	\$344,878	\$576,036	\$1,123,554	\$2,805,440	\$2,980,000	\$838,830
2004	\$267,072	\$468,832	\$973,819	\$2,355,120	\$3,493,333	\$734,147
2003	\$228,326	\$419,819	\$891,251	\$2,049,091	\$3,693,750	\$605,941
2002	\$212,271	\$327,254	\$779,481	\$2,025,000	\$3,750,000	\$567,578

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$713	\$783	\$929	\$1,102	\$1,206	\$848
2010	\$665	\$796	\$993	\$1,303	\$1,110	\$889
2009	\$683	\$808	\$926	\$1,003	\$1,563	\$848
2008	\$903	\$971	\$1,177	\$1,269	\$1,776	\$1,040
2007	\$757	\$846	\$1,072	\$1,171	\$1,936	\$944
2006	\$741	\$766	\$1,119	\$1,786	\$1,252	\$943
2005	\$692	\$707	\$836	\$999	\$890	\$765
2004	\$537	\$571	\$685	\$880	\$1,032	\$626
2003	\$446	\$542	\$627	\$830	\$1,020	\$561
2002	\$441	\$421	\$588	\$810	\$946	\$505

MEDIAN SALES PRICE

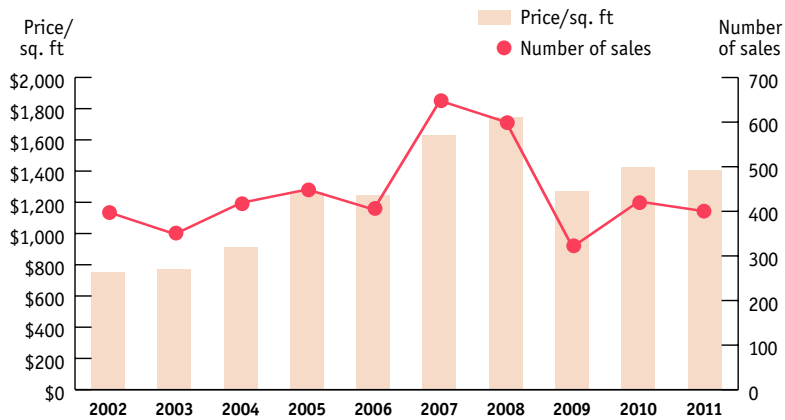
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$320,000	\$550,000	\$992,500	\$2,150,000	\$2,600,000	\$645,000
2010	\$312,000	\$575,000	\$1,065,000	\$2,550,000	\$3,811,000	\$715,253
2009	\$340,000	\$600,000	\$1,150,000	\$1,595,000	\$4,400,000	\$652,500
2008	\$403,000	\$672,140	\$1,375,000	\$3,475,000	\$5,500,000	\$728,080
2007	\$355,000	\$590,000	\$1,235,000	\$3,020,000	\$4,850,000	\$670,000
2006	\$355,000	\$590,100	\$1,250,000	\$3,850,000	\$2,900,000	\$749,000
2005	\$310,000	\$550,000	\$990,000	\$2,750,000	\$2,900,000	\$635,000
2004	\$250,000	\$440,000	\$850,000	\$1,825,000	\$3,235,000	\$525,000
2003	\$225,000	\$379,000	\$795,000	\$1,850,000	\$2,750,000	\$415,000
2002	\$200,000	\$325,000	\$575,000	\$2,350,000	\$4,700,000	\$365,000

NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	65	205	147	24	12	453
2010	71	211	181	36	9	508
2009	65	147	92	29	7	340
2008	112	204	153	12	8	489
2007	142	249	258	30	11	690
2006	78	183	179	17	7	464
2005	112	215	217	20	5	569
2004	136	221	258	27	6	648
2003	137	237	237	11	4	626
2002	95	222	214	9	9	549

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	\$1,940,053	-9.9%	\$2,152,095	69.0%	\$1,148,287
Average Price Per Sq. Ft	\$1,406	-1.5%	\$1,428	87.2%	\$751
Median Sales Price	\$1,100,000	-8.3%	\$1,200,000	35.0%	\$815,000
Number of Sales	400	-5.2%	422	0.5%	398

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
2011	\$477,909	\$864,202	\$1,936,589	\$3,832,292	\$13,783,800	\$1,940,053
2010	\$466,332	\$813,756	\$1,993,847	\$4,084,776	\$11,578,973	\$2,152,095
2009	\$573,143	\$894,663	\$1,567,344	\$4,134,156	\$6,957,467	\$1,767,551
2008	\$808,926	\$1,202,173	\$2,866,516	\$6,498,463	\$16,922,831	\$2,475,424
2007	\$601,402	\$1,032,111	\$2,787,012	\$7,856,279	\$13,988,850	\$2,430,088
2006	\$483,040	\$827,078	\$2,033,185	\$3,842,900	\$14,710,420	\$1,765,612
2005	\$439,854	\$786,121	\$2,238,397	\$5,273,700	\$15,640,700	\$1,907,952
2004	\$370,453	\$670,706	\$1,778,819	\$2,757,933	\$11,672,300	\$1,248,809
2003	\$298,652	\$526,814	\$1,402,149	\$2,372,182	\$1,075,000	\$986,125
2002	\$262,943	\$474,486	\$1,205,112	\$3,956,667	\$7,175,000	\$1,148,287

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$989	\$1,133	\$1,472	\$1,858	\$3,692	\$1,406
2010	\$1,002	\$1,070	\$1,475	\$1,853	\$3,289	\$1,428
2009	\$1,138	\$1,135	\$1,181	\$1,806	\$2,052	\$1,273
2008	\$1,572	\$1,526	\$1,831	\$2,285	\$3,579	\$1,745
2007	\$1,189	\$1,292	\$1,779	\$2,650	\$2,900	\$1,632
2006	\$989	\$1,079	\$1,324	\$1,538	\$2,815	\$1,245
2005	\$947	\$1,008	\$1,406	\$1,789	\$2,888	\$1,264
2004	\$786	\$815	\$1,018	\$1,138	\$1,403	\$911
2003	\$648	\$666	\$874	\$888	\$1,045	\$773
2002	\$587	\$623	\$780	\$1,277	\$1,428	\$751

MEDIAN SALES PRICE

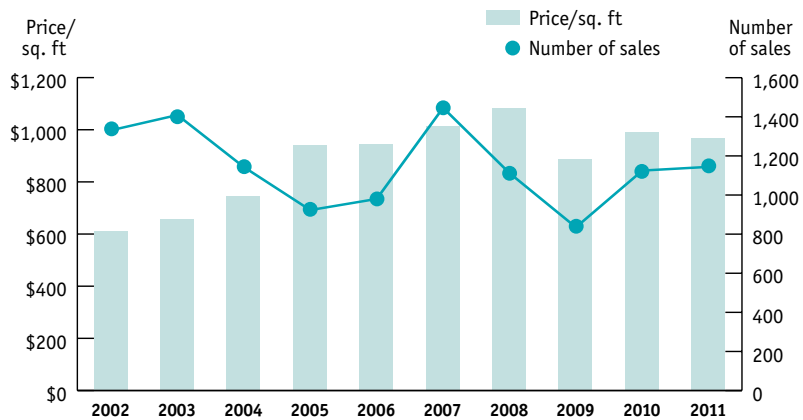
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$480,000	\$770,000	\$1,650,000	\$2,900,000	\$7,775,000	\$1,100,000
2010	\$460,000	\$715,000	\$1,400,000	\$3,027,375	\$11,250,000	\$1,200,000
2009	\$470,000	\$692,410	\$1,323,725	\$2,775,000	\$6,750,000	\$1,040,000
2008	\$580,000	\$860,000	\$2,221,450	\$5,923,345	\$12,464,400	\$1,495,000
2007	\$492,500	\$882,000	\$2,150,000	\$6,750,000	\$10,425,000	\$1,491,736
2006	\$455,000	\$720,000	\$1,850,000	\$3,450,000	\$13,000,000	\$1,395,000
2005	\$425,000	\$690,000	\$1,995,000	\$3,800,000	\$18,328,500	\$1,235,000
2004	\$350,000	\$650,000	\$1,500,000	\$2,910,000	\$11,672,300	\$842,000
2003	\$286,000	\$462,000	\$1,155,000	\$2,000,000	\$1,075,000	\$725,000
2002	\$270,000	\$379,000	\$960,000	\$3,520,000	\$8,350,000	\$815,000

NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	46	135	159	50	10	400
2010	38	133	170	66	15	422
2009	35	127	106	34	18	320
2008	73	226	258	30	13	600
2007	85	174	345	38	6	648
2006	48	115	213	23	5	404
2005	54	145	218	26	6	449
2004	69	152	184	12	2	419
2003	41	126	170	11	1	349
2002	32	116	227	14	9	398

WEST SIDE CO-OPS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,187,792	-5.4%	\$1,255,596	49.7%	\$793,549
Average Price Per Sq. Ft	\$970	-2.0%	\$990	58.5%	\$612
Median Sales Price	\$725,000	-9.4%	\$800,000	59.3%	\$455,000
Number of Sales	1,144	1.7%	1,125	-14.0%	1,331

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
2011	\$345,103	\$573,224	\$1,330,536	\$2,875,955	\$5,774,321	\$1,187,792
2010	\$347,829	\$623,614	\$1,327,969	\$2,412,999	\$7,161,215	\$1,255,596
2009	\$366,338	\$603,086	\$1,107,358	\$2,226,941	\$4,209,179	\$926,927
2008	\$413,288	\$673,511	\$1,532,970	\$3,586,575	\$9,947,222	\$1,067,323
2007	\$377,357	\$634,792	\$1,365,634	\$3,649,900	\$7,199,375	\$1,100,462
2006	\$371,085	\$598,215	\$1,258,386	\$3,001,870	\$7,733,438	\$1,200,097
2005	\$322,416	\$559,684	\$1,279,374	\$3,400,335	\$7,641,955	\$1,159,937
2004	\$284,198	\$465,490	\$1,060,427	\$2,538,862	\$6,661,667	\$877,636
2003	\$239,586	\$402,761	\$869,817	\$2,347,043	\$5,330,266	\$785,872
2002	\$193,941	\$371,644	\$815,094	\$2,590,444	\$4,882,857	\$793,549

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$732	\$803	\$1,045	\$1,425	\$1,862	\$970
2010	\$735	\$836	\$1,059	\$1,253	\$2,024	\$990
2009	\$749	\$846	\$921	\$1,161	\$1,403	\$889
2008	\$989	\$972	\$1,196	\$1,458	\$2,829	\$1,085
2007	\$843	\$908	\$1,092	\$1,520	\$2,281	\$1,015
2006	\$752	\$820	\$983	\$1,287	\$2,121	\$945
2005	\$775	\$787	\$990	\$1,477	\$2,056	\$941
2004	\$586	\$671	\$790	\$1,113	\$1,772	\$746
2003	\$529	\$584	\$680	\$1,003	\$1,412	\$659
2002	\$412	\$513	\$642	\$1,018	\$1,412	\$612

MEDIAN SALES PRICE

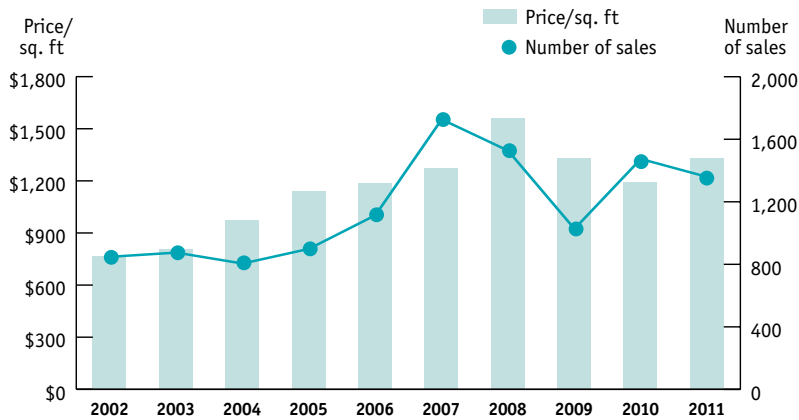
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$350,000	\$550,000	\$1,135,000	\$2,235,000	\$5,100,000	\$725,000
2010	\$335,000	\$595,000	\$1,140,000	\$2,100,000	\$5,000,000	\$800,000
2009	\$368,000	\$569,900	\$999,000	\$1,825,000	\$3,400,000	\$650,000
2008	\$395,000	\$649,000	\$1,350,000	\$3,150,000	\$7,350,000	\$715,000
2007	\$375,000	\$610,000	\$1,200,000	\$3,495,000	\$6,280,000	\$737,500
2006	\$365,000	\$570,000	\$1,100,000	\$2,710,000	\$6,000,000	\$725,000
2005	\$299,000	\$530,000	\$1,120,000	\$2,802,000	\$6,766,000	\$699,000
2004	\$260,000	\$447,500	\$895,000	\$2,250,000	\$5,625,000	\$575,000
2003	\$229,000	\$385,000	\$720,000	\$1,725,000	\$5,200,000	\$525,000
2002	\$190,000	\$365,000	\$675,000	\$2,415,000	\$3,550,000	\$455,000

NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	175	417	413	101	38	1,144
2010	119	438	400	134	34	1,125
2009	170	339	229	78	19	835
2008	304	371	396	32	9	1,112
2007	248	532	575	79	12	1,446
2006	158	328	409	53	32	980
2005	142	318	387	54	22	923
2004	165	440	457	66	15	1,143
2003	178	492	632	85	22	1,409
2002	153	459	607	81	31	1,331

WEST SIDE CONDOS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,877,799	11.2%	\$1,689,110	99.8%	\$939,999
Average Price Per Sq. Ft	\$1,333	11.5%	\$1,195	74.2%	\$765
Median Sales Price	\$1,141,500	10.5%	\$1,033,000	84.7%	\$618,000
Number of Sales	1,359	-7.8%	1,474	60.3%	848

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
2011	\$558,295	\$805,183	\$1,709,823	\$3,880,803	\$6,642,145	\$1,877,799
2010	\$472,583	\$743,146	\$1,450,830	\$3,389,551	\$7,119,452	\$1,689,110
2009	\$518,525	\$774,017	\$2,152,806	\$3,444,945	\$6,617,824	\$1,821,540
2008	\$630,851	\$907,792	\$2,396,346	\$5,983,633	\$13,736,629	\$2,212,027
2007	\$579,563	\$830,135	\$1,754,641	\$6,056,800	\$10,909,177	\$1,470,662
2006	\$543,620	\$793,158	\$1,697,615	\$4,790,697	\$8,166,805	\$1,385,845
2005	\$468,824	\$745,477	\$1,862,518	\$4,143,244	\$12,049,143	\$1,393,323
2004	\$395,155	\$633,137	\$1,780,397	\$4,215,825	\$5,779,284	\$1,290,434
2003	\$325,730	\$539,562	\$1,279,532	\$3,309,839	\$12,935,000	\$1,014,145
2002	\$296,923	\$534,293	\$1,340,923	\$2,648,889	\$4,200,000	\$939,999

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$1,071	\$1,063	\$1,317	\$1,897	\$2,084	\$1,333
2010	\$953	\$971	\$1,184	\$1,609	\$2,036	\$1,195
2009	\$988	\$1,024	\$1,547	\$1,670	\$2,000	\$1,331
2008	\$1,191	\$1,206	\$1,705	\$2,333	\$3,424	\$1,560
2007	\$1,132	\$1,113	\$1,362	\$2,079	\$2,608	\$1,271
2006	\$1,102	\$1,055	\$1,259	\$1,806	\$2,079	\$1,187
2005	\$935	\$982	\$1,315	\$1,494	\$2,021	\$1,142
2004	\$801	\$821	\$1,124	\$1,365	\$1,466	\$974
2003	\$675	\$704	\$887	\$1,188	\$1,856	\$808
2002	\$562	\$653	\$902	\$1,126	\$1,393	\$765

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$540,000	\$785,254	\$1,435,000	\$3,048,000	\$5,500,000	\$1,141,500
2010	\$458,000	\$725,000	\$1,300,000	\$2,925,000	\$5,273,466	\$1,033,000
2009	\$450,000	\$740,000	\$1,395,000	\$2,600,000	\$5,526,877	\$995,000
2008	\$640,000	\$870,000	\$1,731,025	\$4,429,387	\$10,691,625	\$1,206,626
2007	\$525,000	\$801,871	\$1,450,000	\$5,050,000	\$9,673,375	\$982,000
2006	\$499,000	\$775,000	\$1,395,999	\$3,950,000	\$7,195,000	\$945,000
2005	\$445,000	\$720,000	\$1,500,000	\$3,830,000	\$5,750,000	\$875,000
2004	\$375,000	\$625,000	\$1,400,000	\$3,980,000	\$6,250,000	\$790,000
2003	\$315,000	\$495,000	\$1,040,000	\$2,700,000	\$5,300,000	\$670,000
2002	\$288,000	\$495,000	\$1,195,000	\$2,450,000	\$4,200,000	\$618,000

NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	146	464	471	201	77	1,359
2010	149	462	590	194	79	1,474
2009	112	372	361	144	38	1,027
2008	174	524	693	95	41	1,527
2007	208	688	755	63	13	1,727
2006	138	443	485	29	19	1,114
2005	129	354	373	36	7	899
2004	134	296	329	34	12	805
2003	110	331	398	31	5	875
2002	120	352	329	42	5	848

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	\$1,236,157	-5.0%	\$1,300,861	52.5%	\$810,835
Average Price Per Sq. Ft	\$987	-2.2%	\$1,009	60.0%	\$617
Median Sales Price	\$760,000	-8.7%	\$832,500	65.2%	\$460,000
Number of Sales	1,066	1.3%	1,052	-16.8%	1,282

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
2011	\$353,896	\$581,009	\$1,342,055	\$2,878,715	\$5,914,978	\$1,236,157
2010	\$354,776	\$634,857	\$1,353,425	\$2,422,120	\$7,466,134	\$1,300,861
2009	\$372,411	\$610,106	\$1,116,705	\$2,244,239	\$4,209,179	\$952,984
2008	\$418,105	\$682,479	\$1,572,359	\$3,586,575	\$9,947,222	\$1,100,086
2007	\$377,991	\$646,368	\$1,388,211	\$3,672,625	\$7,199,375	\$1,146,785
2006	\$371,074	\$603,730	\$1,296,882	\$3,001,870	\$7,925,000	\$1,261,555
2005	\$321,434	\$562,843	\$1,297,915	\$3,400,335	\$7,641,955	\$1,205,177
2004	\$278,226	\$475,124	\$1,097,525	\$2,538,862	\$6,616,667	\$926,230
2003	\$240,035	\$407,400	\$888,483	\$2,347,043	\$5,330,266	\$810,718
2002	\$189,194	\$371,184	\$820,779	\$2,590,444	\$4,882,857	\$810,835

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$744	\$811	\$1,053	\$1,424	\$1,869	\$987
2010	\$752	\$845	\$1,074	\$1,258	\$2,090	\$1,009
2009	\$752	\$852	\$927	\$1,165	\$1,403	\$898
2008	\$1,002	\$985	\$1,220	\$1,458	\$2,829	\$1,105
2007	\$850	\$920	\$1,104	\$1,549	\$2,281	\$1,034
2006	\$754	\$830	\$1,004	\$1,287	\$2,170	\$966
2005	\$769	\$802	\$1,014	\$1,477	\$2,056	\$963
2004	\$588	\$680	\$813	\$1,113	\$1,772	\$766
2003	\$535	\$588	\$690	\$1,003	\$1,412	\$668
2002	\$411	\$513	\$644	\$1,018	\$1,412	\$617

MEDIAN SALES PRICE

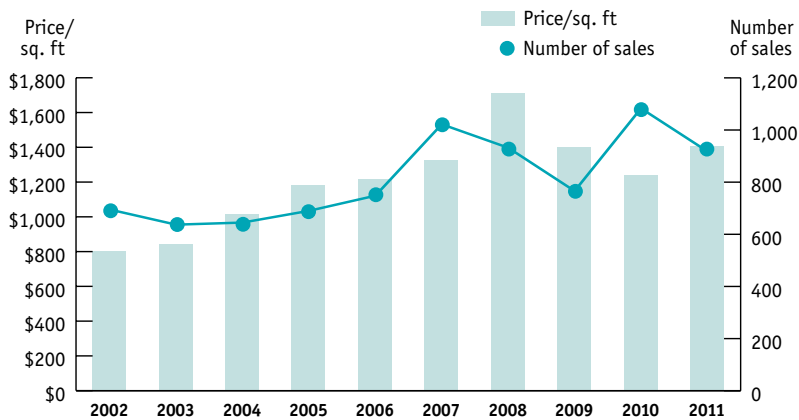
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$355,000	\$558,000	\$1,150,000	\$2,235,000	\$5,100,000	\$760,000
2010	\$345,000	\$605,000	\$1,161,000	\$2,100,000	\$5,750,000	\$832,500
2009	\$375,000	\$580,000	\$999,900	\$1,825,000	\$3,400,000	\$675,000
2008	\$399,000	\$650,000	\$1,385,000	\$3,150,000	\$7,350,000	\$730,000
2007	\$375,000	\$625,000	\$1,225,000	\$3,495,000	\$6,280,000	\$760,000
2006	\$365,000	\$577,500	\$1,115,000	\$2,710,000	\$6,000,000	\$750,000
2005	\$300,000	\$535,000	\$1,150,000	\$2,802,000	\$6,766,000	\$720,000
2004	\$260,000	\$455,000	\$910,000	\$2,250,000	\$5,625,000	\$600,000
2003	\$227,500	\$389,000	\$725,000	\$1,725,000	\$5,200,000	\$535,000
2002	\$190,000	\$365,000	\$695,000	\$2,415,000	\$3,550,000	\$460,000

NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	146	383	400	100	37	1,066
2010	100	408	379	133	32	1,052
2009	152	320	224	77	19	792
2008	283	342	374	32	9	1,040
2007	212	472	547	77	12	1,320
2006	136	290	370	53	31	880
2005	125	285	360	54	22	846
2004	142	378	413	66	15	1,014
2003	161	458	599	85	22	1,325
2002	139	432	599	81	31	1,282

UPPER WEST SIDE CONDOS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$2,198,004	14.7%	\$1,916,125	109.7%	\$1,048,343
Average Price Per Sq. Ft	\$1,407	13.7%	\$1,237	75.2%	\$803
Median Sales Price	\$1,255,000	2.4%	\$1,225,000	79.3%	\$700,000
Number of Sales	918	-15.2%	1,083	32.1%	695

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
2011	\$517,806	\$790,467	\$1,774,018	\$4,051,111	\$6,653,296	\$2,198,004
2010	\$442,019	\$739,276	\$1,483,706	\$3,448,153	\$7,013,855	\$1,916,125
2009	\$510,162	\$774,833	\$2,338,423	\$3,474,650	\$6,498,621	\$2,059,441
2008	\$600,785	\$906,303	\$2,739,631	\$6,180,001	\$14,004,277	\$2,825,561
2007	\$599,512	\$834,127	\$1,947,748	\$5,921,777	\$10,909,177	\$1,754,873
2006	\$582,093	\$773,097	\$1,775,395	\$4,984,815	\$8,887,018	\$1,618,379
2005	\$477,113	\$764,603	\$1,900,703	\$4,220,194	\$12,049,143	\$1,535,624
2004	\$414,726	\$654,167	\$1,835,495	\$4,388,859	\$5,779,284	\$1,414,893
2003	\$357,267	\$562,272	\$1,334,209	\$3,310,185	\$12,935,000	\$1,146,743
2002	\$304,000	\$557,177	\$1,364,530	\$2,648,889	\$4,200,000	\$1,048,343

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$1,037	\$1,034	\$1,357	\$1,964	\$2,092	\$1,407
2010	\$878	\$967	\$1,198	\$1,626	\$1,973	\$1,237
2009	\$954	\$1,020	\$1,633	\$1,686	\$1,969	\$1,401
2008	\$1,136	\$1,191	\$1,834	\$2,396	\$3,478	\$1,713
2007	\$1,142	\$1,101	\$1,410	\$2,040	\$2,608	\$1,328
2006	\$1,169	\$1,013	\$1,272	\$1,841	\$2,127	\$1,216
2005	\$927	\$1,000	\$1,340	\$1,506	\$2,021	\$1,181
2004	\$840	\$843	\$1,146	\$1,376	\$1,466	\$1,015
2003	\$696	\$721	\$910	\$1,184	\$1,856	\$842
2002	\$5,583	\$669	\$913	\$1,126	\$1,393	\$803

MEDIAN SALES PRICE

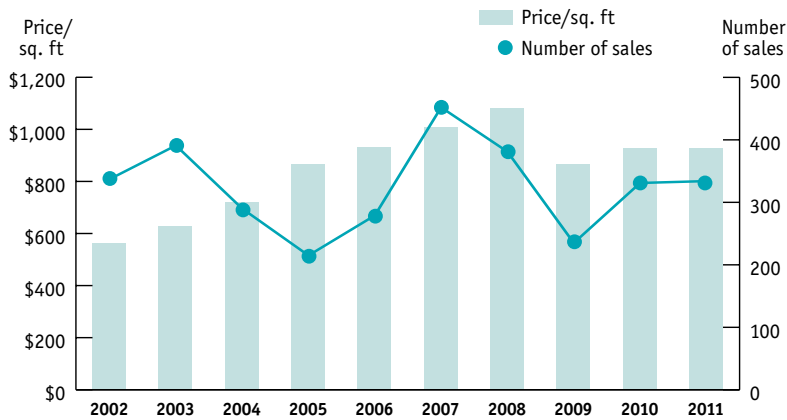
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$530,000	\$787,052	\$1,410,000	\$3,102,500	\$5,500,000	\$1,255,000
2010	\$434,000	\$740,000	\$1,350,000	\$2,952,925	\$5,500,000	\$1,225,000
2009	\$440,000	\$720,000	\$1,457,500	\$2,600,000	\$4,882,500	\$1,125,717
2008	\$565,000	\$865,000	\$1,850,000	\$4,605,000	\$10,895,275	\$1,425,550
2007	\$532,000	\$790,000	\$1,510,000	\$4,995,000	\$9,673,375	\$1,102,003
2006	\$509,000	\$750,000	\$1,425,000	\$4,250,000	\$7,195,000	\$1,100,000
2005	\$435,000	\$735,400	\$1,565,000	\$3,830,000	\$5,750,000	\$950,000
2004	\$401,000	\$640,000	\$1,450,000	\$3,980,000	\$6,250,000	\$885,000
2003	\$340,000	\$520,000	\$1,110,000	\$2,380,000	\$5,300,000	\$750,000
2002	\$265,000	\$525,000	\$1,250,000	\$2,450,000	\$4,200,000	\$700,000

NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	80	277	312	174	75	918
2010	86	288	452	182	75	1,083
2009	68	245	285	134	34	766
2008	86	257	464	86	39	932
2007	124	340	484	61	13	1,022
2006	58	252	395	26	17	748
2005	70	268	310	35	7	690
2004	85	228	292	28	12	645
2003	45	242	318	27	5	637
2002	56	283	309	42	5	695

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	\$1,080,459	2.4%	\$1,054,764	60.2%	\$674,556
Average Price Per Sq. Ft	\$926	-0.2%	\$928	64.8%	\$562
Median Sales Price	\$755,000	-7.8%	\$818,500	62.4%	\$465,000
Number of Sales	334	0.9%	331	-0.9%	337

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
2011	\$352,133	\$550,080	\$1,268,873	\$2,095,622	\$3,048,300	\$1,080,459
2010	\$366,246	\$641,805	\$1,250,017	\$1,952,271	\$3,130,186	\$1,054,764
2009	\$362,568	\$587,005	\$1,086,845	\$1,729,159	\$2,371,880	\$862,907
2008	\$377,078	\$687,100	\$1,524,573	\$2,750,000	\$10,000,000	\$947,774
2007	\$399,862	\$673,410	\$1,328,325	\$3,132,400	\$4,500,000	\$1,040,044
2006	\$400,638	\$597,974	\$1,232,008	\$2,812,567	\$5,302,333	\$1,220,076
2005	\$326,800	\$551,904	\$1,112,718	\$2,236,067	\$4,255,000	\$1,004,298
2004	\$280,956	\$479,733	\$1,037,771	\$2,050,476	\$2,797,500	\$840,160
2003	\$237,528	\$415,360	\$808,052	\$1,766,619	\$2,804,200	\$720,332
2002	\$204,000	\$342,119	\$731,125	\$1,822,857		\$674,556

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$757	\$761	\$1,018	\$1,182	\$1,233	\$926
2010	\$752	\$850	\$993	\$1,058	\$1,338	\$928
2009	\$766	\$824	\$906	\$1,019	\$1,059	\$865
2008	\$1,048	\$983	\$1,173	\$1,189	\$2,500	\$1,082
2007	\$906	\$947	\$1,056	\$1,390	\$1,500	\$1,010
2006	\$789	\$795	\$956	\$1,149	\$1,658	\$932
2005	\$776	\$746	\$900	\$1,158	\$1,346	\$865
2004	\$544	\$664	\$767	\$937	\$1,059	\$719
2003	\$501	\$582	\$647	\$845	\$928	\$629
2002	\$478	\$454	\$596	\$780		\$562

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$355,000	\$545,000	\$1,135,000	\$2,100,000	\$3,150,000	\$755,000
2010	\$345,000	\$605,000	\$1,150,000	\$1,925,000	\$2,900,000	\$818,500
2009	\$350,000	\$565,000	\$1,070,000	\$1,825,000	\$2,175,000	\$699,999
2008	\$355,000	\$650,000	\$1,425,000	\$3,000,000	\$10,000,000	\$671,000
2007	\$385,000	\$665,000	\$1,200,000	\$2,800,000	\$4,500,000	\$799,326
2006	\$399,000	\$579,000	\$1,200,000	\$2,700,000	\$5,500,000	\$799,000
2005	\$319,000	\$518,000	\$980,000	\$2,150,000	\$3,900,000	\$725,000
2004	\$285,000	\$455,000	\$910,000	\$1,950,000	\$2,797,500	\$675,000
2003	\$230,000	\$389,000	\$705,000	\$1,495,000	\$2,800,000	\$599,000
2002	\$199,000	\$360,000	\$615,000	\$1,400,000		\$465,000

NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	40	118	119	45	12	334
2010	35	129	115	45	7	331
2009	41	87	80	22	5	235
2008	133	102	137	8	1	381
2007	77	158	193	23	1	452
2006	48	76	125	15	15	279
2005	19	73	103	15	5	215
2004	34	101	132	21	2	290
2003	42	103	220	21	5	391
2002	31	94	181	31		337

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	\$3,981,280	-10.1%	\$4,428,457	47.0%	\$2,708,034
Average Price Per Sq. Ft	\$1,668	-5.8%	\$1,771	51.1%	\$1,104
Median Sales Price	\$2,900,000	16.0%	\$2,500,000	68.1%	\$1,725,000
Number of Sales	90	13.9%	79	-25.6%	121

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
2011	\$283,750	\$936,000	\$2,431,803	\$5,510,761	\$8,976,493	\$3,981,280
2010	\$311,500	\$732,500	\$2,586,226	\$4,280,777	\$11,967,857	\$4,428,457
2009	\$418,750	\$715,111	\$1,765,667	\$3,805,667	\$7,063,333	\$2,735,939
2008	\$504,200	\$823,429	\$2,329,241	\$5,410,000	\$12,408,333	\$3,423,521
2007	\$295,250	\$778,100	\$2,475,010	\$4,755,500	\$9,066,250	\$3,236,676
2006	\$319,350	\$859,227	\$2,016,136	\$3,906,125	\$11,430,000	\$3,726,093
2005	\$337,625	\$880,938	\$2,157,587	\$4,674,842	\$8,513,938	\$3,443,737
2004	\$356,375	\$516,900	\$2,033,191	\$3,640,565	\$8,737,500	\$2,702,064
2003	\$246,300	\$645,525	\$1,894,482	\$3,662,338	\$7,240,808	\$2,497,116
2002	\$160,000	\$806,500	\$1,655,333	\$5,248,750	\$6,083,750	\$2,708,034

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$709	\$1,260	\$1,372	\$2,043	\$2,400	\$1,668
2010	\$556	\$943	\$1,608	\$1,823	\$2,814	\$1,771
2009	\$859	\$997	\$1,250	\$1,482	\$2,101	\$1,347
2008	\$1,363	\$1,053	\$1,550	\$2,069	\$3,237	\$1,714
2007	\$716	\$1,067	\$1,538	\$1,930	\$2,648	\$1,616
2006	\$704	\$1,067	\$1,333	\$1,467	\$2,809	\$1,548
2005	\$745	\$1,161	\$1,410	\$1,820	\$2,217	\$1,548
2004	\$861	\$758	\$1,139	\$1,493	\$2,119	\$1,248
2003	\$605	\$867	\$1,077	\$1,365	\$1,813	\$1,151
2002	\$533	\$853	\$892	\$1,729	\$1,586	\$1,104

MEDIAN SALES PRICE

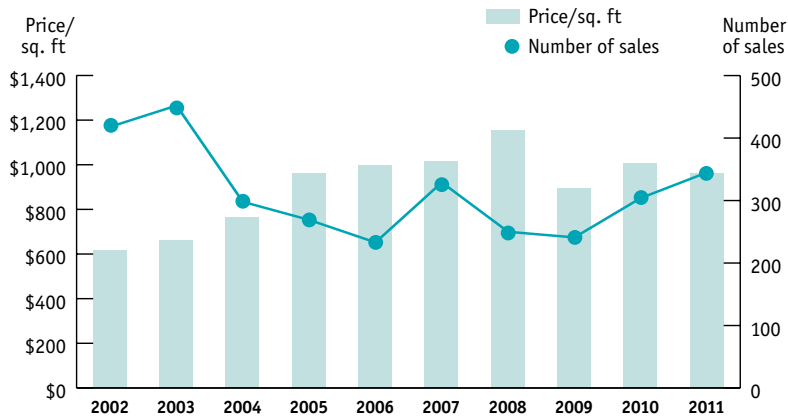
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$290,000	\$755,000	\$1,750,000	\$5,700,000	\$7,325,000	\$2,900,000
2010	\$311,500	\$640,000	\$1,875,000	\$3,900,000	\$11,500,000	\$2,500,000
2009	\$420,000	\$565,000	\$1,525,000	\$3,400,000	\$6,350,000	\$1,928,500
2008	\$440,000	\$689,000	\$1,995,000	\$5,025,000	\$15,000,000	\$1,995,000
2007	\$290,000	\$726,000	\$2,200,000	\$3,900,000	\$7,080,000	\$2,354,000
2006	\$382,353	\$750,000	\$2,100,000	\$3,825,000	\$7,295,000	\$2,150,000
2005	\$279,000	\$799,000	\$2,000,000	\$4,237,000	\$6,995,000	\$2,337,500
2004	\$306,500	\$525,000	\$1,845,000	\$3,300,000	\$7,500,000	\$2,250,000
2003	\$224,800	\$585,000	\$1,695,000	\$2,995,000	\$6,600,000	\$1,695,000
2002	\$160,000	\$784,500	\$1,200,000	\$5,900,000	\$8,460,000	\$1,725,000

NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	4	14	34	23	15	90
2010	2	10	31	22	14	79
2009	4	9	15	15	6	49
2008	5	7	32	7	6	57
2007	4	16	40	23	8	91
2006	4	11	33	8	13	69
2005	8	8	46	19	16	97
2004	8	9	47	23	8	95
2003	6	20	53	26	11	116
2002	4	13	68	18	18	121

LINCOLN CENTER CO-OPS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



AVERAGE SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$368,480	\$576,557	\$1,361,632	\$3,089,273	\$7,355,556	\$1,093,680
2010	\$385,206	\$612,668	\$1,300,399	\$2,344,064	\$12,623,750	\$1,299,817
2009	\$374,797	\$628,133	\$1,175,803	\$2,940,056	\$8,242,500	\$884,468
2008	\$451,696	\$707,567	\$1,720,046	\$4,940,800	\$6,325,000	\$1,171,739
2007	\$372,241	\$631,571	\$1,398,798	\$4,573,500	\$6,118,333	\$1,008,278
2006	\$372,350	\$625,502	\$1,417,741	\$4,697,857	\$14,532,143	\$1,386,733
2005	\$313,431	\$571,845	\$1,445,903	\$5,167,818	\$7,858,000	\$1,066,354
2004	\$290,282	\$474,464	\$1,258,937	\$2,799,444	\$9,641,000	\$883,624
2003	\$253,460	\$412,477	\$961,892	\$3,180,334	\$6,514,167	\$721,780
2002	\$190,000	\$370,019	\$916,675	\$3,250,000	\$8,480,000	\$814,915

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$350,000	\$558,000	\$1,125,000	\$2,100,000	\$5,825,000	\$620,000
2010	\$350,000	\$565,000	\$1,089,000	\$1,900,000	\$15,100,000	\$775,000
2009	\$358,000	\$575,000	\$999,900	\$1,850,000	\$8,242,500	\$565,000
2008	\$425,000	\$649,000	\$1,424,000	\$4,938,512	\$6,325,000	\$749,500
2007	\$359,000	\$599,000	\$1,205,000	\$5,220,000	\$6,875,000	\$655,000
2006	\$365,000	\$579,000	\$1,100,000	\$4,000,000	\$11,000,000	\$639,000
2005	\$299,000	\$540,000	\$1,234,000	\$5,200,000	\$6,800,000	\$555,000
2004	\$272,000	\$451,000	\$977,000	\$2,800,000	\$12,000,000	\$487,000
2003	\$229,000	\$387,500	\$748,000	\$3,200,000	\$6,600,000	\$435,000
2002	\$200,000	\$337,000	\$705,000	\$5,100,000	\$8,500,000	\$405,000

MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,093,680	-15.9%	\$1,299,817	34.2%	\$814,915
Average Price Per Sq. Ft	\$963	-4.3%	\$1,006	55.8%	\$618
Median Sales Price	\$620,000	-20.0%	\$775,000	53.1%	\$405,000
Number of Sales	345	13.5%	304	-17.5%	418

BOUNDARY

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

AVERAGE PRICE PER SQUARE FOOT

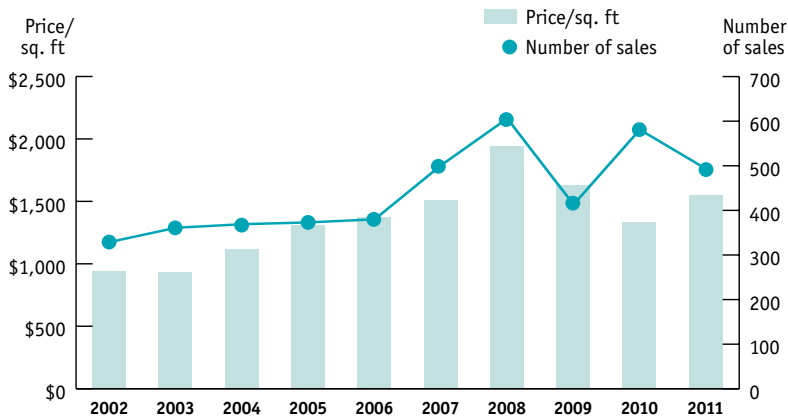
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$771	\$811	\$1,107	\$1,495	\$2,034	\$963
2010	\$808	\$816	\$1,089	\$1,267	\$2,826	\$1,006
2009	\$715	\$865	\$975	\$1,385	\$2,536	\$894
2008	\$998	\$1,013	\$1,316	\$1,906	\$2,108	\$1,152
2007	\$826	\$901	\$1,156	\$2,001	\$1,823	\$1,014
2006	\$729	\$824	\$1,077	\$1,817	\$3,287	\$995
2005	\$766	\$810	\$1,117	\$1,987	\$2,425	\$959
2004	\$609	\$673	\$892	\$1,174	\$1,978	\$762
2003	\$543	\$593	\$736	\$1,206	\$1,603	\$661
2002	\$383	\$498	\$707	\$1,081	\$2,126	\$618

NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	75	140	99	22	9	345
2010	33	126	112	25	8	304
2009	67	114	40	18	2	241
2008	67	86	87	8	2	250
2007	63	143	110	10	3	329
2006	50	88	81	7	7	233
2005	62	120	71	11	5	269
2004	71	126	86	9	5	298
2003	92	188	154	12	6	452
2002	63	157	180	9	9	418

LINCOLN CENTER CONDOS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$2,472,978	21.9%	\$2,029,135	80.1%	\$1,373,045
Average Price Per Sq. Ft	\$1,552	16.3%	\$1,335	64.8%	\$942
Median Sales Price	\$1,360,000	2.5%	\$1,326,600	40.4%	\$969,000
Number of Sales	493	-15.1%	581	49.8%	329

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
2011	\$558,455	\$857,409	\$2,101,265	\$4,427,057	\$8,231,930	\$2,472,978
2010	\$475,997	\$807,333	\$1,615,178	\$3,693,388	\$8,109,497	\$2,029,135
2009	\$495,072	\$860,265	\$3,151,032	\$4,128,891	\$8,025,979	\$2,698,711
2008	\$674,920	\$998,703	\$3,131,055	\$7,152,426	\$15,712,466	\$3,471,868
2007	\$610,808	\$920,521	\$2,280,563	\$7,716,858	\$13,713,989	\$2,281,467
2006	\$582,520	\$858,558	\$2,162,825	\$5,651,632	\$9,734,930	\$2,013,825
2005	\$514,286	\$851,927	\$2,362,090	\$5,773,017	\$14,970,000	\$1,872,287
2004	\$433,197	\$732,684	\$2,129,997	\$4,873,108	\$5,825,140	\$2,646,917
2003	\$365,116	\$638,558	\$1,574,450	\$4,271,250	\$15,437,500	\$1,403,333
2002	\$350,143	\$714,536	\$1,701,264	\$2,983,333		\$1,373,045

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$1,118	\$1,095	\$1,532	\$2,227	\$2,395	\$1,552
2010	\$944	\$1,027	\$1,288	\$1,777	\$2,320	\$1,335
2009	\$987	\$1,108	\$1,907	\$1,928	\$2,307	\$1,626
2008	\$1,171	\$1,261	\$2,042	\$2,701	\$3,734	\$1,942
2007	\$1,191	\$1,184	\$1,619	\$2,391	\$2,944	\$1,513
2006	\$1,139	\$1,080	\$1,468	\$2,072	\$2,398	\$1,376
2005	\$952	\$1,041	\$1,542	\$1,879	\$2,112	\$1,308
2004	\$874	\$905	\$1,275	\$1,597	\$1,447	\$1,117
2003	\$709	\$763	\$1,030	\$1,405	\$2,085	\$935
2002	\$645	\$785	\$1,037	\$1,291		\$942

MEDIAN SALES PRICE

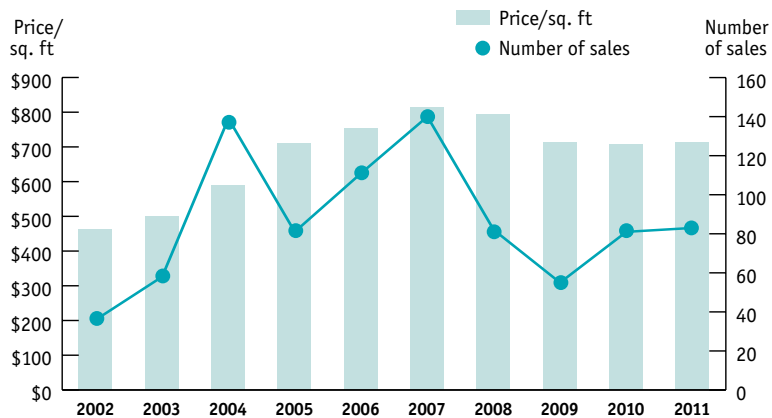
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$530,000	\$825,000	\$1,620,000	\$3,050,000	\$5,625,000	\$1,360,000
2010	\$507,000	\$810,783	\$1,415,000	\$2,952,925	\$6,000,000	\$1,326,600
2009	\$515,000	\$818,000	\$1,750,000	\$2,800,000	\$6,400,000	\$1,600,000
2008	\$667,500	\$957,155	\$2,061,956	\$6,109,500	\$14,250,000	\$1,678,000
2007	\$600,000	\$860,000	\$1,704,316	\$5,625,000	\$10,700,000	\$1,367,550
2006	\$595,000	\$840,000	\$1,800,000	\$5,000,000	\$7,995,000	\$1,275,000
2005	\$490,000	\$835,000	\$2,000,000	\$5,450,000	\$12,000,000	\$1,070,000
2004	\$437,000	\$725,000	\$1,700,000	\$4,495,000	\$6,400,000	\$984,000
2003	\$350,000	\$620,000	\$1,300,000	\$3,575,000	\$6,500,000	\$825,000
2002	\$310,000	\$690,000	\$1,375,000	\$3,000,000		\$969,000

NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	31	163	173	89	37	493
2010	37	154	260	99	31	581
2009	25	128	159	82	19	413
2008	45	145	322	65	29	606
2007	48	146	262	36	9	501
2006	25	122	204	19	10	380
2005	35	147	174	12	5	373
2004	40	129	178	12	10	369
2003	26	132	185	14	4	361
2002	32	102	167	28		329

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	\$529,245	-11.6%	\$598,642	47.8%	\$358,056
Average Price Per Sq. Ft	\$713	0.7%	\$708	54.0%	\$463
Median Sales Price	\$450,000	-5.3%	\$475,000	2.3%	\$440,000
Number of Sales	83	2.5%	81	130.6%	36

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
2011	\$300,838	\$488,316	\$962,643	\$2,600,000	\$570,000	\$529,245
2010	\$310,500	\$475,632	\$871,000	\$1,200,000	\$2,282,500	\$598,642
2009	\$333,604	\$504,457	\$716,643	\$917,500		\$475,035
2008	\$354,296	\$572,286	\$885,917			\$602,937
2007	\$379,626	\$552,526	\$924,121	\$2,775,000		\$623,701
2006	\$370,942	\$556,744	\$964,278		\$1,795,000	\$689,595
2005	\$323,332	\$531,421	\$1,030,839			\$655,248
2004	\$321,065	\$406,986	\$812,706			\$496,142
2003	\$240,281	\$335,230	\$593,177			\$384,642
2002	\$243,000	\$428,000	\$437,000			\$358,056

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$667	\$700	\$771	\$1,643	\$760	\$713
2010	\$657	\$699	\$767	\$598	\$761	\$708
2009	\$722	\$725	\$646	\$667		\$712
2008	\$821	\$803	\$750			\$793
2007	\$803	\$822	\$813	\$776		\$814
2006	\$726	\$741	\$788		\$520	\$754
2005	\$765	\$674	\$715			\$710
2004	\$578	\$602	\$577			\$590
2003	\$471	\$517	\$499			\$499
2002	\$420	\$498	\$478			\$463

MEDIAN SALES PRICE

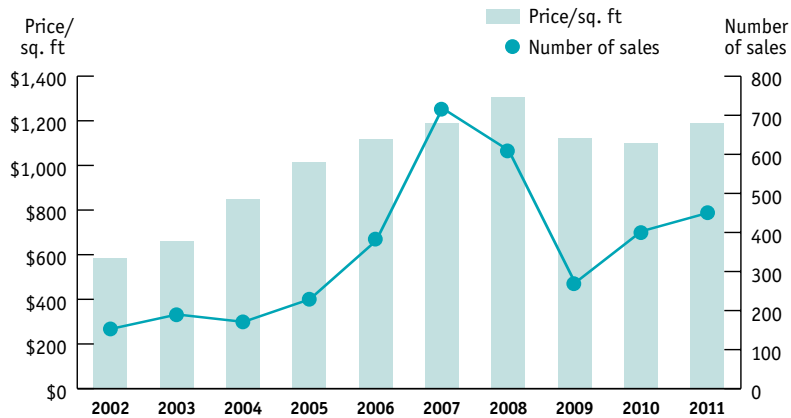
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$295,000	\$469,000	\$955,000	\$2,600,000	\$570,000	\$450,000
2010	\$320,000	\$469,000	\$850,000	\$1,200,000	\$2,282,500	\$475,000
2009	\$330,888	\$500,000	\$748,000	\$917,500		\$400,000
2008	\$320,000	\$540,000	\$862,500			\$540,000
2007	\$360,000	\$525,000	\$851,000	\$2,775,000		\$544,000
2006	\$330,000	\$530,000	\$850,000		\$1,795,000	\$575,000
2005	\$275,000	\$495,000	\$855,000			\$499,000
2004	\$290,000	\$399,000	\$650,000			\$435,000
2003	\$246,000	\$348,750	\$537,000			\$355,000
2002	\$143,500	\$440,000	\$525,000			\$440,000

NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	29	38	14	1	1	83
2010	21	34	23	1	2	81
2009	23	23	7	2		55
2008	23	35	24			82
2007	39	66	33	2		140
2006	26	39	45		1	111
2005	19	34	28			81
2004	23	69	47			139
2003	16	25	17			58
2002	14	14	8			36

MIDTOWN WEST/CLINTON CONDOS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,249,013	14.4%	\$1,091,842	186.0%	\$436,673
Average Price Per Sq. Ft	\$1,189	8.2%	\$1,099	103.2%	\$585
Median Sales Price	\$950,000	18.8%	\$800,000	183.6%	\$335,000
Number of Sales	450	11.7%	403	194.1%	153

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
2011	\$604,203	\$826,982	\$1,597,564	\$2,796,816	\$6,740,967	\$1,249,013
2010	\$511,972	\$749,551	\$1,376,984	\$2,547,738	\$9,099,425	\$1,091,842
2009	\$550,737	\$778,071	\$1,465,748	\$2,965,364	\$7,631,050	\$1,124,809
2008	\$660,234	\$912,803	\$1,746,141	\$4,126,500	\$8,517,500	\$1,279,122
2007	\$550,117	\$827,172	\$1,448,819	\$10,175,000		\$1,063,222
2006	\$515,728	\$817,550	\$1,380,729	\$2,825,000	\$2,045,000	\$924,157
2005	\$458,433	\$696,808	\$1,709,574	\$3,581,250		\$959,236
2004	\$361,204	\$615,048	\$1,465,182	\$3,408,333		\$859,067
2003	\$304,617	\$475,593	\$701,757	\$890,000		\$457,547
2002	\$290,857	\$441,233	\$945,500			\$436,673

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$1,111	\$1,107	\$1,248	\$1,467	\$1,935	\$1,189
2010	\$1,060	\$978	\$1,160	\$1,343	\$3,757	\$1,099
2009	\$1,103	\$1,038	\$1,179	\$1,454	\$2,261	\$1,124
2008	\$1,244	\$1,224	\$1,405	\$1,676	\$2,289	\$1,308
2007	\$1,118	\$1,126	\$1,274	\$3,174		\$1,188
2006	\$1,053	\$1,110	\$1,178	\$1,365	\$1,136	\$1,118
2005	\$950	\$942	\$1,177	\$1,330		\$1,017
2004	\$732	\$787	\$1,017	\$1,310		\$849
2003	\$662	\$655	\$662	\$659		\$659
2002	\$544	\$589	\$716			\$585

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$560,000	\$785,000	\$1,475,000	\$2,565,990	\$7,200,000	\$950,000
2010	\$495,000	\$710,000	\$1,200,000	\$2,825,643	\$400,715	\$800,000
2009	\$480,000	\$772,000	\$1,374,637	\$2,490,000	\$8,175,000	\$841,000
2008	\$672,045	\$875,000	\$1,517,192	\$4,132,516	\$8,517,525	\$990,000
2007	\$510,000	\$825,000	\$1,361,250	\$10,175,000		\$940,000
2006	\$479,000	\$800,000	\$1,325,000	\$3,150,000	\$2,045,000	\$816,000
2005	\$445,000	\$675,000	\$1,300,000	\$3,581,250		\$679,000
2004	\$337,000	\$595,000	\$1,150,000	\$4,200,000		\$600,000
2003	\$280,000	\$445,000	\$678,000	\$890,000		\$425,000
2002	\$315,000	\$377,000	\$700,000			\$335,000

NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	67	187	161	32	3	450
2010	64	174	145	16	4	403
2009	46	133	77	11	4	271
2008	88	272	238	10	2	610
2007	84	352	280	2		718
2006	80	197	96	4	2	379
2005	61	98	68	2		229
2004	49	72	44	6		171
2003	62	82	45	1		190
2002	65	70	18			153

DOWNTOWN CO-OPS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



AVERAGE SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$372,250	\$618,689	\$1,337,019	\$2,459,858	\$7,080,244	\$916,202
2010	\$383,104	\$628,983	\$1,269,141	\$2,621,842	\$5,007,367	\$961,191
2009	\$386,148	\$634,044	\$1,287,501	\$2,142,035	\$4,733,091	\$816,236
2008	\$459,509	\$747,444	\$1,725,501	\$3,693,736	\$5,848,545	\$1,021,983
2007	\$421,128	\$663,030	\$1,463,133	\$3,006,757	\$4,052,138	\$932,685
2006	\$417,730	\$648,004	\$1,337,399	\$2,974,650	\$4,407,000	\$864,152
2005	\$371,960	\$614,367	\$1,229,430	\$2,824,308	\$3,162,556	\$771,917
2004	\$291,720	\$482,382	\$1,067,145	\$2,050,653	\$2,710,833	\$644,493
2003	\$264,225	\$440,809	\$846,884	\$1,484,722	\$2,266,428	\$545,854
2002	\$228,419	\$438,574	\$740,034	\$1,512,857	\$3,000,000	\$491,958

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$375,000	\$571,300	\$1,150,000	\$2,180,000	\$5,650,000	\$620,000
2010	\$380,000	\$600,000	\$1,150,000	\$2,400,000	\$4,825,000	\$650,000
2009	\$375,000	\$595,000	\$1,170,000	\$1,950,000	\$3,500,000	\$575,000
2008	\$440,000	\$700,000	\$1,506,279	\$3,750,000	\$6,100,000	\$695,000
2007	\$399,999	\$615,000	\$1,270,000	\$2,800,000	\$4,154,550	\$655,000
2006	\$395,000	\$610,000	\$1,190,000	\$2,700,000	\$7,000,000	\$625,000
2005	\$355,000	\$579,000	\$1,070,000	\$2,755,000	\$3,500,000	\$562,000
2004	\$280,000	\$449,000	\$948,000	\$1,910,000	\$3,005,000	\$450,000
2003	\$253,000	\$4,160,000	\$750,000	\$1,395,000	\$1,959,000	\$422,000
2002	\$205,000	\$367,000	\$665,000	\$1,500,000	\$3,000,000	\$363,000

MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$916,202	-4.7%	\$961,191	86.2%	\$491,958
Average Price Per Sq. Ft	\$914	0.2%	\$912	72.1%	\$531
Median Sales Price	\$620,000	-4.6%	\$650,000	70.8%	\$363,000
Number of Sales	1,786	18.0%	1,514	-0.4%	1,794

BOUNDARY

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

AVERAGE PRICE PER SQUARE FOOT

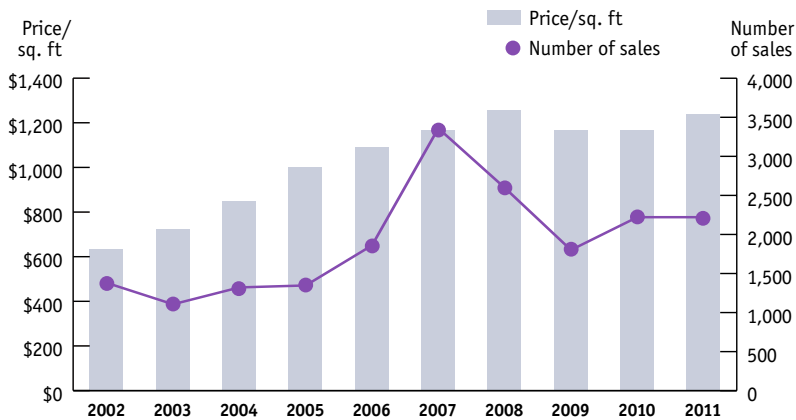
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$767	\$849	\$1,051	\$1,160	\$1,961	\$914
2010	\$784	\$851	\$1,002	\$1,185	\$1,495	\$912
2009	\$760	\$861	\$1,005	\$1,068	\$1,586	\$877
2008	\$938	\$1,020	\$1,223	\$1,433	\$1,476	\$1,061
2007	\$883	\$931	\$1,133	\$1,135	\$1,205	\$990
2006	\$822	\$861	\$964	\$1,136	\$1,444	\$891
2005	\$778	\$839	\$907	\$1,035	\$1,003	\$844
2004	\$628	\$674	\$764	\$683	\$717	\$689
2003	\$550	\$600	\$646	\$627	\$656	\$603
2002	\$464	\$532	\$585	\$649	\$659	\$531

NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	395	775	516	84	16	1,786
2010	313	658	403	122	18	1,514
2009	322	473	194	68	11	1,068
2008	479	572	394	36	11	1,492
2007	510	835	660	46	13	2,064
2006	377	587	460	30	4	1,458
2005	421	558	362	36	9	1,416
2004	491	607	516	30	6	1,653
2003	406	703	529	18	7	1,663
2002	476	788	493	32	5	1,794

DOWNTOWN CONDOS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,726,960	-2.2%	\$1,765,915	74.1%	\$991,985
Average Price Per Sq. Ft	\$1,240	6.3%	\$1,167	95.3%	\$635
Median Sales Price	\$1,220,000	0.8%	\$1,210,000	55.4%	\$785,000
Number of Sales	2,221	0.0%	2,221	60.9%	1,380

BOUNDARY

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

AVERAGE SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$613,848	\$864,406	\$1,754,552	\$3,301,159	\$5,859,054	\$1,726,960
2010	\$542,835	\$771,731	\$1,545,047	\$3,158,836	\$6,718,246	\$1,765,915
2009	\$592,277	\$866,199	\$1,614,173	\$2,915,704	\$6,613,749	\$1,595,726
2008	\$664,941	\$913,393	\$1,928,057	\$3,742,018	\$8,280,388	\$1,617,318
2007	\$564,619	\$860,900	\$1,768,117	\$4,042,699	\$6,813,535	\$1,489,848
2006	\$588,335	\$809,820	\$1,757,645	\$3,670,669	\$5,492,328	\$1,418,321
2005	\$537,773	\$757,362	\$1,713,436	\$3,284,275	\$6,528,571	\$1,367,027
2004	\$431,980	\$653,368	\$1,551,384	\$3,122,073	\$5,052,778	\$1,305,235
2003	\$528,496	\$567,880	\$1,347,252	\$2,458,533	\$2,780,556	\$1,076,767
2002	\$384,584	\$533,260	\$1,219,160	\$2,414,532	\$938,750	\$991,985

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$1,110	\$1,131	\$1,249	\$1,475	\$1,521	\$1,240
2010	\$1,010	\$989	\$1,148	\$1,400	\$1,828	\$1,167
2009	\$999	\$1,093	\$1,146	\$1,366	\$1,922	\$1,169
2008	\$1,084	\$1,152	\$1,323	\$1,468	\$2,046	\$1,256
2007	\$1,052	\$1,095	\$1,213	\$1,378	\$1,604	\$1,167
2006	\$977	\$1,029	\$1,132	\$1,365	\$1,371	\$1,091
2005	\$938	\$953	\$1,037	\$1,118	\$1,268	\$1,003
2004	\$766	\$797	\$878	\$949	\$1,116	\$849
2003	\$670	\$685	\$754	\$744	\$722	\$722
2002	\$592	\$564	\$673	\$781	\$448	\$635

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$516,252	\$789,143	\$1,552,831	\$2,850,000	\$5,093,375	\$1,220,000
2010	\$492,500	\$715,000	\$1,425,000	\$2,674,181	\$6,200,000	\$1,210,000
2009	\$542,000	\$824,782	\$1,490,000	\$2,575,000	\$5,181,110	\$1,122,500
2008	\$595,000	\$860,000	\$1,685,203	\$3,350,000	\$5,620,740	\$1,272,812
2007	\$515,000	\$800,000	\$1,555,000	\$3,400,000	\$5,400,000	\$1,140,000
2006	\$501,930	\$730,000	\$1,530,000	\$3,150,000	\$5,350,000	\$1,020,000
2005	\$460,000	\$695,000	\$1,552,831	\$2,950,000	\$5,800,000	\$1,050,000
2004	\$359,800	\$615,000	\$1,390,000	\$2,790,000	\$4,250,000	\$995,000
2003	\$349,000	\$530,000	\$1,270,000	\$2,050,000	\$2,800,000	\$807,000
2002	\$312,000	\$420,000	\$1,150,000	\$2,200,000	\$1,727,500	\$785,000

NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	240	729	829	342	81	2,221
2010	178	672	844	432	95	2,221
2009	223	612	621	290	55	1,801
2008	289	823	1,332	129	25	2,598
2007	471	1,014	1,652	205	17	3,359
2006	190	683	890	68	29	1,860
2005	139	478	661	55	14	1,347
2004	110	423	687	93	9	1,322
2003	122	351	568	56	9	1,106
2002	113	471	698	89	9	1,380

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	\$660,670	-9.4%	\$729,000	69.6%	\$389,454
Average Price Per Sq. Ft	\$799	-5.0%	\$841	66.1%	\$481
Median Sales Price	\$529,000	-7.2%	\$570,000	67.9%	\$315,000
Number of Sales	672	18.1%	569	-16.9%	809

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
2011	\$347,059	\$562,312	\$1,111,654	\$2,265,538	\$2,733,000	\$660,670
2010	\$359,230	\$592,276	\$1,125,799	\$1,822,392	\$2,249,500	\$729,000
2009	\$361,315	\$579,100	\$1,112,275	\$2,020,593	\$1,497,500	\$607,033
2008	\$445,191	\$688,281	\$1,324,720	\$3,306,556	\$2,950,000	\$742,354
2007	\$398,228	\$636,651	\$1,355,610	\$3,245,255	\$4,580,000	\$800,867
2006	383,137	606,111	1,248,893	2,817,727		731,902
2005	345,786	567,025	1,025,103	2,646,222	2,283,333	617,496
2004	259,320	452,344	947,297	2,132,000	560,000	503,026
2003	242,430	401,581	710,125	1,447,500	1,100,000	441,463
2002	196,822	343,479	660,774	1,318,000		389,454

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$708	\$792	\$902	\$1,175	\$813	\$799
2010	\$748	\$815	\$954	\$975	\$882	\$841
2009	\$759	\$814	\$897	\$940	\$491	\$805
2008	\$906	\$951	\$1,073	\$1,084	\$1,135	\$956
2007	\$846	\$890	\$1,099	\$1,218	\$1,153	\$935
2006	\$767	\$810	\$958	\$1,256		\$841
2005	\$723	\$765	\$836	\$878	\$677	\$765
2004	\$585	\$627	\$707	\$641	\$415	\$628
2003	\$512	\$551	\$619	\$665	\$500	\$557
2002	\$449	\$466	\$537	\$653		\$481

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$340,000	\$540,000	\$977,750	\$1,737,500	\$3,300,000	\$529,000
2010	\$355,000	\$561,500	\$999,500	\$1,650,000	\$2,249,500	\$570,000
2009	\$352,500	\$550,000	\$1,050,000	\$1,875,000	\$1,497,500	\$509,400
2008	\$432,500	\$664,000	\$1,200,000	\$3,400,000	\$2,950,000	\$585,000
2007	\$390,000	\$600,000	\$1,235,000	\$2,825,000	\$4,920,000	\$590,000
2006	\$375,000	\$599,000	\$1,100,000	\$2,000,000		\$575,000
2005	\$340,000	\$545,000	\$905,000	\$3,000,000	\$1,850,000	\$489,500
2004	\$251,000	\$435,000	\$852,500	\$2,375,000	\$560,000	\$395,000
2003	\$245,000	\$395,000	\$665,000	\$1,375,000	\$1,100,000	\$382,500
2002	\$190,000	\$335,000	\$562,500	\$1,250,000		\$315,000

NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	191	322	143	13	3	672
2010	126	279	137	25	2	569
2009	167	222	48	15	2	454
2008	228	227	94	9	1	559
2007	238	358	203	11	4	814
2006	190	231	140	11		572
2005	203	224	106	9	3	545
2004	264	254	148	7	1	674
2003	181	265	156	4	1	607
2002	280	330	176	23		809

UNION SQUARE/GRAMERCY/KIPS BAY/MURRAY HILL CONDOS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,528,517	2.1%	\$1,497,348	162.3%	\$582,645
Average Price Per Sq. Ft	\$1,247	11.0%	\$1,123	98.3%	\$629
Median Sales Price	\$1,060,000	1.0%	\$1,050,000	112.0%	\$500,000
Number of Sales	569	12.7%	505	20.0%	474

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
2011	\$555,931	\$872,196	\$1,774,553	\$3,702,057	\$7,639,511	\$1,528,517
2010	\$444,271	\$776,272	\$1,599,983	\$2,888,186	\$6,178,960	\$1,497,348
2009	\$553,600	\$879,809	\$1,519,760	\$2,991,957	\$4,404,038	\$1,432,505
2008	\$649,244	\$937,612	\$1,859,852	\$3,215,805	\$5,088,975	\$1,482,486
2007	\$579,481	\$883,803	\$1,660,304	\$3,892,102	\$4,036,500	\$1,416,958
2006	\$590,154	\$763,275	\$1,451,528	\$2,980,400	\$4,404,286	\$1,150,720
2005	\$535,997	\$759,462	\$1,340,357	\$3,052,857	\$4,300,000	\$988,450
2004	\$383,774	\$638,956	\$1,093,115	\$2,376,250	\$1,970,000	\$786,448
2003	\$325,670	\$505,380	\$901,701	\$2,274,500	\$2,250,000	\$600,448
2002	\$331,344	\$474,630	\$826,005	\$1,446,250	\$1,738,750	\$582,645

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$1,049	\$1,147	\$1,294	\$1,652	\$1,973	\$1,247
2010	\$909	\$1,000	\$1,167	\$1,362	\$1,663	\$1,123
2009	\$1,010	\$1,076	\$1,097	\$1,393	\$1,387	\$1,127
2008	\$1,145	\$1,178	\$1,349	\$1,354	\$1,518	\$1,272
2007	\$1,072	\$1,122	\$1,206	\$1,361	\$1,342	\$1,174
2006	\$960	\$1,009	\$1,058	\$1,248	\$1,165	\$1,033
2005	\$959	\$983	\$986	\$952	\$1,333	\$981
2004	\$760	\$832	\$824	\$751	\$809	\$817
2003	\$668	\$677	\$726	\$628	\$742	\$689
2002	\$567	\$618	\$673	\$575	\$712	\$629

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$478,000	\$830,000	\$1,530,000	\$3,150,000	\$6,700,000	\$1,060,000
2010	\$440,000	\$748,413	\$1,420,000	\$2,516,139	\$5,292,983	\$1,050,000
2009	\$475,000	\$810,000	\$1,400,093	\$2,525,000	\$3,150,000	\$1,105,000
2008	\$565,000	\$895,000	\$1,650,000	\$3,425,000	\$4,989,425	\$1,252,447
2007	\$560,000	\$841,000	\$1,527,375	\$3,818,437	\$4,036,500	\$1,160,805
2006	\$485,000	\$745,000	\$1,400,000	\$2,595,000	\$4,300,000	\$915,000
2005	\$465,000	\$730,000	\$1,245,000	\$2,875,000	\$4,300,000	\$795,000
2004	\$360,000	\$623,000	\$950,000	\$2,150,000	\$1,850,000	\$665,000
2003	\$315,000	\$490,000	\$825,000	\$1,862,500	\$2,250,000	\$520,000
2002	\$290,000	\$450,000	\$750,000	\$1,400,000	\$1,738,750	\$500,000

NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	77	225	204	54	9	569
2010	41	192	191	66	15	505
2009	49	151	141	58	8	407
2008	78	243	393	20	4	738
2007	69	362	531	47	2	1,011
2006	54	208	232	10	7	511
2005	71	197	169	7	1	445
2004	88	296	201	8	4	597
2003	103	264	144	5	1	517
2002	70	242	156	4	2	474

CHELSEA CO-OPS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$928,077	-9.3%	\$1,023,521	79.1%	\$518,118
Average Price Per Sq. Ft	\$934	-1.9%	\$952	62.2%	\$576
Median Sales Price	\$685,000	3.0%	\$665,000	102.1%	\$339,000
Number of Sales	256	27.4%	201	-0.8%	258

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
2011	\$386,100	\$626,332	\$1,369,499	\$1,972,667	\$4,335,000	\$928,077
2010	\$412,772	\$640,954	\$1,341,358	\$4,246,980	\$4,603,720	\$1,023,521
2009	\$411,832	\$655,549	\$1,499,107	\$1,940,100	\$4,465,000	\$933,986
2008	\$483,514	\$792,101	\$1,909,866	\$3,392,650	\$7,254,500	\$1,094,815
2007	\$429,656	\$682,350	\$1,466,276	\$3,225,000	\$4,039,233	\$970,264
2006	\$460,756	\$628,721	\$1,333,844	\$4,350,000		\$853,900
2005	\$403,905	\$620,889	\$1,068,392	\$2,523,333	\$5,400,000	\$736,683
2004	\$316,058	\$471,399	\$964,986	\$1,600,000	\$1,375,000	\$600,694
2003	\$281,885	\$465,231	\$801,827	\$1,425,000	\$1,612,500	\$516,418
2002	\$261,044	\$415,925	\$913,516	\$2,183,333		\$518,118

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$775	\$862	\$1,124	\$912	\$1,431	\$934
2010	\$816	\$874	\$1,069	\$1,592	\$1,351	\$952
2009	\$800	\$889	\$1,134	\$1,143	\$1,626	\$950
2008	\$1,007	\$1,061	\$1,313	\$1,532	\$2,134	\$1,129
2007	\$889	\$972	\$1,269	\$1,277	\$1,188	\$1,059
2006	\$866	\$875	\$989	\$1,140		\$911
2005	\$830	\$902	\$839	\$899	\$1,200	\$867
2004	\$674	\$732	\$756	\$533	\$344	\$720
2003	\$567	\$655	\$654	\$594	\$377	\$623
2002	\$505	\$565	\$686	\$724		\$576

MEDIAN SALES PRICE

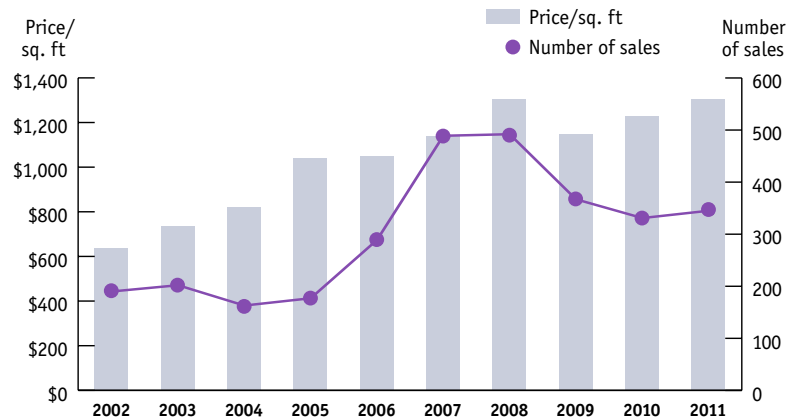
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$382,500	\$585,000	\$1,200,000	\$2,200,000	\$2,525,000	\$685,000
2010	\$415,000	\$640,000	\$1,175,000	\$2,175,000	\$4,825,000	\$665,000
2009	\$399,000	\$622,500	\$1,380,000	\$1,900,000	\$4,465,000	\$630,000
2008	\$480,000	\$770,000	\$1,820,000	\$4,276,650	\$7,254,500	\$784,052
2007	\$415,000	\$650,000	\$1,195,000	\$2,800,000	\$2,800,000	\$689,000
2006	\$475,000	\$595,000	\$1,250,000	\$3,750,000		\$595,000
2005	\$399,000	\$625,000	\$915,000	\$2,650,000	\$5,400,000	\$575,000
2004	\$320,000	\$449,000	\$889,000	\$1,600,000	\$1,375,000	\$460,000
2003	\$265,000	\$439,000	\$810,000	\$1,425,000	\$1,612,500	\$420,000
2002	\$240,000	\$410,000	\$765,000	\$2,500,000		\$339,000

NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	58	105	76	12	5	256
2010	46	95	45	10	5	201
2009	37	53	30	10	2	132
2008	79	100	70	4	2	255
2007	63	101	86	5	3	258
2006	48	80	55	3		186
2005	66	95	53	6	1	221
2004	71	80	79	1	1	232
2003	65	75	56	1	2	199
2002	91	101	60	6		258

CHELSEA CONDOS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,926,682	-0.4%	\$1,934,052	106.6%	\$932,389
Average Price Per Sq. Ft	\$1,303	5.9%	\$1,230	103.9%	\$639
Median Sales Price	\$1,575,000	5.0%	\$1,500,000	76.2%	\$894,000
Number of Sales	345	4.2%	331	81.6%	190

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
2011	\$549,646	\$936,454	\$1,858,467	\$3,211,284	\$4,661,750	\$1,926,682
2010	\$647,795	\$898,876	\$1,586,118	\$3,691,213	\$4,557,417	\$1,934,052
2009	\$619,141	\$865,297	\$1,558,144	\$2,572,442	\$5,985,163	\$1,457,698
2008	\$767,167	\$959,720	\$1,902,756	\$3,127,625	\$6,600,500	\$1,616,022
2007	\$527,518	\$884,368	\$1,774,099	\$3,712,360	\$5,400,000	\$1,379,740
2006	\$668,447	\$870,499	\$1,691,250	\$2,710,000		\$1,363,272
2005	\$664,556	\$865,900	\$1,672,779	\$2,818,750	\$5,800,000	\$1,468,694
2004	\$687,904	\$734,794	\$1,433,188	\$2,109,667		\$1,290,036
2003	\$760,445	\$650,973	\$1,424,748	\$2,700,000	\$2,800,000	\$1,234,071
2002	\$301,750	\$474,300	\$1,192,563	\$1,730,000		\$932,389

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$1,109	\$1,182	\$1,330	\$1,459	\$1,235	\$1,303
2010	\$1,066	\$1,071	\$1,139	\$1,555	\$1,650	\$1,230
2009	\$1,051	\$1,129	\$1,114	\$1,271	\$1,574	\$1,146
2008	\$1,220	\$1,211	\$1,346	\$1,388	\$1,816	\$1,303
2007	\$977	\$1,080	\$1,222	\$1,276	\$1,317	\$1,138
2006	\$1,089	\$1,014	\$1,062	\$1,119		\$1,047
2005	\$987	\$985	\$1,070	\$1,021	\$887	\$1,039
2004	\$812	\$849	\$820	\$763		\$820
2003	\$622	\$713	\$760	\$688	\$583	\$737
2002	\$528	\$683	\$638	\$665		\$639

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$544,000	\$825,000	\$1,629,200	\$2,800,000	\$5,093,375	\$1,575,000
2010	\$520,000	\$775,000	\$1,520,000	\$3,245,000	\$5,500,000	\$1,500,000
2009	\$620,000	\$820,000	\$1,500,000	\$2,341,975	\$4,900,000	\$1,190,000
2008	\$655,000	\$955,000	\$1,700,000	\$3,500,000	\$8,150,000	\$1,490,000
2007	\$510,000	\$800,000	\$1,608,835	\$2,750,000	\$5,400,000	\$1,150,000
2006	\$585,000	\$760,000	\$1,599,000	\$2,950,000		\$1,320,000
2005	\$560,000	\$721,000	\$1,435,000	\$3,000,000	\$5,800,000	\$1,295,000
2004	\$559,000	\$660,000	\$1,300,000	\$1,530,000		\$1,150,000
2003	\$385,000	\$700,000	\$1,375,000	\$2,500,000	\$2,800,000	\$1,182,500
2002	\$295,000	\$429,000	\$1,190,000	\$1,730,000		\$894,000

NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	24	84	152	73	12	345
2010	22	84	138	75	12	331
2009	27	138	146	48	8	367
2008	30	144	303	12	3	492
2007	73	173	217	25	1	489
2006	15	103	166	5		289
2005	9	50	109	8	1	177
2004	14	33	101	15		163
2003	11	52	132	6	1	202
2002	19	49	117	5		190

GREENWICH VILLAGE CO-OPS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,042,495	-0.5%	\$1,047,917	106.3%	\$505,425
Average Price Per Sq. Ft	\$1,046	4.4%	\$1,002	72.3%	\$607
Median Sales Price	\$739,000	-3.4%	\$765,000	58.1%	\$467,500
Number of Sales	467	7.9%	433	-0.2%	468

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
2011	\$415,386	\$727,689	\$1,469,222	\$2,749,104	\$12,104,950	\$1,042,495
2010	\$415,892	\$691,320	\$1,398,144	\$2,787,611	\$4,223,750	\$1,047,917
2009	\$409,401	\$731,244	\$1,338,570	\$1,931,694	\$7,681,000	\$961,011
2008	\$479,818	\$808,794	\$1,603,694	\$3,952,600		\$1,017,246
2007	\$470,250	\$721,868	\$1,479,759	\$2,814,200	\$2,625,000	\$937,963
2006	\$465,392	\$710,980	\$1,454,939	\$2,906,900	\$3,780,000	\$891,690
2005	\$389,330	\$667,165	\$1,246,784	\$3,188,000	\$3,463,750	\$846,891
2004	\$341,387	\$567,489	\$1,140,592	\$1,682,433		\$701,294
2003	\$281,594	\$469,211	\$979,760	\$1,533,571		\$583,810
2002	\$271,839	\$460,806	\$735,141			\$505,425

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$868	\$968	\$1,190	\$1,371	\$3,416	\$1,046
2010	\$847	\$923	\$1,130	\$1,264	\$1,645	\$1,002
2009	\$792	\$960	\$1,094	\$1,078	\$2,345	\$973
2008	\$1,002	\$1,122	\$1,275	\$1,634		\$1,144
2007	\$981	\$1,031	\$1,212	\$1,248	\$955	\$1,077
2006	\$903	\$963	\$1,091	\$1,215	\$879	\$988
2005	\$850	\$934	\$1,038	\$1,325	\$1,451	\$955
2004	\$703	\$790	\$916	\$741		\$804
2003	\$587	\$654	\$759	\$726		\$669
2002	\$527	\$601	\$673			\$607

MEDIAN SALES PRICE

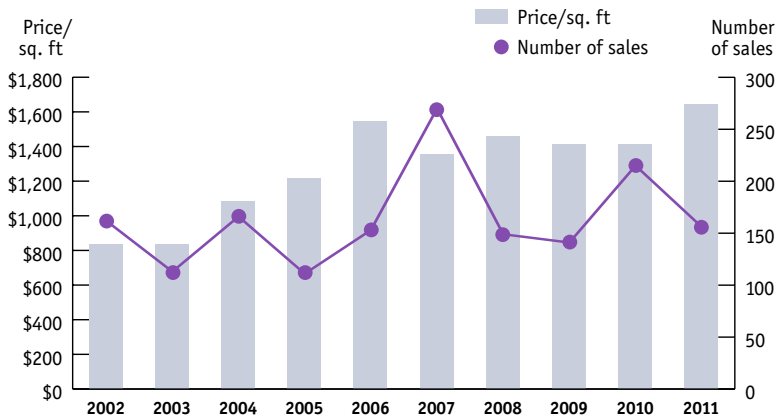
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$395,000	\$667,000	\$1,300,000	\$2,700,000	\$12,104,938	\$739,000
2010	\$425,000	\$675,000	\$1,310,000	\$2,400,000	\$4,995,000	\$765,000
2009	\$415,000	\$679,000	\$1,170,000	\$1,950,000	\$11,000,000	\$700,000
2008	\$465,000	\$764,891	\$1,400,000	\$4,250,000		\$774,700
2007	\$436,000	\$675,000	\$1,310,000	\$3,110,000	\$2,625,000	\$699,000
2006	\$410,000	\$685,000	\$1,260,000	\$2,700,000	\$3,780,000	\$699,000
2005	\$375,000	\$652,000	\$1,120,000	\$3,200,000	\$4,100,000	\$630,000
2004	\$325,000	\$541,000	\$995,000	\$1,960,000		\$549,000
2003	\$279,000	\$440,000	\$825,000	\$1,460,000		\$465,000
2002	\$278,950	\$430,000	\$695,000			\$467,500

NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	97	201	143	24	2	467
2010	93	176	122	38	4	433
2009	70	117	56	18	4	265
2008	97	158	95	10		360
2007	128	209	153	10	2	502
2006	89	164	103	5	1	362
2005	108	164	95	13	4	384
2004	119	154	131	6		410
2003	112	236	137	7		492
2002	100	223	145			468

GREENWICH VILLAGE CONDOS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



AVERAGE SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$533,236	\$1,068,196	\$2,617,316	\$3,950,800	\$8,530,836	\$2,579,138
2010	\$518,905	\$915,077	\$1,770,552	\$3,311,033	\$9,744,342	\$2,812,713
2009	\$684,158	\$823,969	\$1,872,427	\$3,567,182	\$9,960,840	\$2,501,284
2008	\$653,861	\$1,071,998	\$2,572,887	\$6,518,180	\$5,800,000	\$2,046,932
2007	\$569,028	\$958,487	\$2,243,008	\$5,068,241	\$7,680,000	\$1,608,267
2006	\$572,108	\$1,127,624	\$3,056,622	\$4,664,918	\$5,105,750	\$2,150,071
2005	\$527,021	\$929,230	\$2,154,629	\$2,800,625	\$4,800,000	\$1,528,667
2004	\$475,833	\$715,786	\$1,893,704	\$3,682,143	\$4,250,000	\$1,773,318
2003	\$377,050	\$815,589	\$1,432,950	\$1,636,906	\$3,122,500	\$1,216,291
2002	\$425,120	\$918,939	\$1,143,004	\$2,995,000		\$1,092,795

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$535,000	\$962,246	\$2,200,000	\$3,275,000	\$7,375,000	\$1,775,000
2010	\$535,000	\$825,000	\$1,725,000	\$3,151,000	\$9,000,000	\$1,756,481
2009	\$578,000	\$825,000	\$1,650,000	\$3,200,000	\$11,500,000	\$1,645,000
2008	\$610,950	\$920,000	\$2,359,000	\$5,850,000	\$5,800,000	\$1,250,000
2007	\$496,860	\$880,786	\$1,995,000	\$5,310,000	\$7,680,000	\$1,050,000
2006	\$544,764	\$950,000	\$1,825,000	\$3,500,000	\$5,105,750	\$1,225,000
2005	\$546,975	\$883,000	\$1,985,587	\$3,055,000	\$4,800,000	\$1,225,000
2004	\$390,000	\$725,000	\$1,825,000	\$2,945,000	\$4,250,000	\$1,600,000
2003	\$475,000	\$695,000	\$1,250,000	\$1,900,000	\$3,122,500	\$960,000
2002	\$445,000	\$690,000	\$1,095,000	\$1,790,000		\$900,000

MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$2,579,138	-8.3%	\$2,812,713	136.0%	\$1,092,795
Average Price Per Sq. Ft	\$1,642	16.5%	\$1,409	97.1%	\$833
Median Sales Price	\$1,775,000	1.1%	\$1,756,481	97.2%	\$900,000
Number of Sales	156	-27.4%	215	-3.7%	162

BOUNDARY

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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$1,166	\$1,382	\$1,756	\$1,826	\$2,449	\$1,642
2010	\$1,022	\$1,151	\$1,340	\$1,472	\$2,206	\$1,409
2009	\$1,067	\$1,012	\$1,340	\$1,648	\$2,668	\$1,411
2008	\$1,289	\$1,341	\$1,556	\$1,894	\$1,211	\$1,456
2007	\$1,212	\$1,277	\$1,453	\$1,660	\$2,560	\$1,353
2006	\$1,185	\$1,314	\$1,801	\$1,920	\$1,663	\$1,545
2005	\$1,122	\$1,197	\$1,268	\$1,257	\$1,371	\$1,218
2004	\$912	\$935	\$1,116	\$1,232	\$1,417	\$1,084
2003	\$689	\$844	\$873	\$662	\$1,061	\$835
2002	\$792	\$831	\$823	\$1,056		\$833

NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	12	56	49	29	10	156
2010	20	43	75	51	26	215
2009	19	26	52	34	10	141
2008	28	47	62	10	2	149
2007	76	76	100	17	1	270
2006	25	51	64	11	2	153
2005	19	40	42	8	2	111
2004	6	33	112	14	1	166
2003	10	31	61	9	2	113
2002	23	27	93	9		162

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	\$1,001,821	28.8%	\$778,110	138.4%	\$420,222
Average Price Per Sq. Ft	\$875	8.4%	\$807	95.7%	\$447
Median Sales Price	\$570,000	-5.0%	\$600,000	81.0%	\$315,000
Number of Sales	269	47.8%	182	3.1%	261

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
2011	\$366,358	\$552,798	\$1,125,799	\$2,370,300	\$9,681,250	\$1,001,821
2010	\$362,768	\$578,180	\$1,033,525	\$1,877,115	\$3,270,000	\$778,110
2009	\$372,768	\$579,727	\$949,967	\$1,380,000		\$636,249
2008	\$453,479	\$633,968	\$1,398,937	\$3,599,725	\$6,100,000	\$922,738
2007	\$360,227	\$589,308	\$1,267,063	\$2,743,125	\$2,557,300	\$858,622
2006	\$383,477	\$575,716	\$1,110,416	\$3,450,000	\$8,650,000	\$869,326
2005	\$395,068	\$524,485	\$1,338,705	\$1,195,000		\$852,007
2004	\$274,464	\$410,094	\$806,868	\$1,832,200	\$1,325,000	\$581,378
2003	\$282,236	\$424,775	\$706,052	\$1,697,500	\$1,550,000	\$548,897
2002	\$244,444	\$336,680	\$627,304			\$440,222

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$796	\$770	\$919	\$1,133	\$2,216	\$875
2010	\$744	\$804	\$833	\$886	\$861	\$807
2009	\$771	\$786	\$821	\$952		\$797
2008	\$907	\$905	\$1,056	\$1,369	\$1,525	\$969
2007	\$824	\$852	\$975	\$1,059	\$1,001	\$898
2006	\$782	\$754	\$874	\$1,748	\$2,048	\$831
2005	\$780	\$754	\$921	\$543		\$827
2004	\$623	\$566	\$600	\$609	\$570	\$588
2003	\$655	\$589	\$559	\$566	\$562	\$584
2002	\$448	\$465	\$427			\$447

MEDIAN SALES PRICE

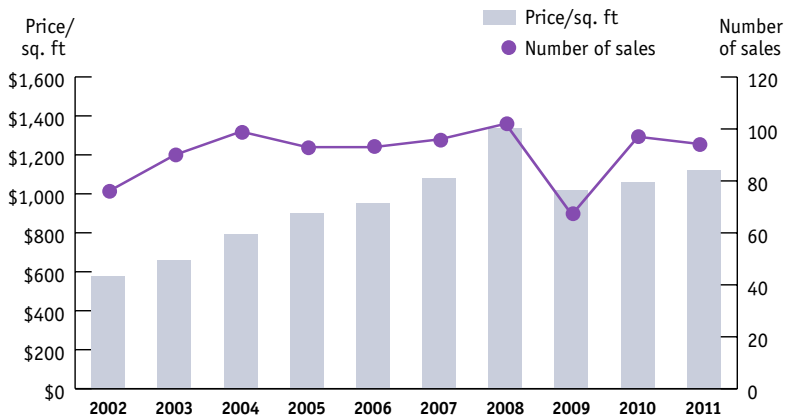
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$375,000	\$508,000	\$870,000	\$2,035,000	\$10,000,000	\$570,000
2010	\$380,000	\$551,000	\$850,000	\$1,850,000	\$3,270,000	\$600,000
2009	\$365,000	\$538,000	\$990,000	\$1,660,000		\$525,000
2008	\$440,000	\$622,000	\$1,200,000	\$4,068,900	\$6,100,000	\$650,000
2007	\$339,000	\$550,000	\$1,075,000	\$2,700,000	\$2,557,275	\$635,000
2006	\$349,000	\$535,000	\$850,000	\$3,450,000	\$8,650,000	\$622,500
2005	\$312,000	\$475,000	\$900,000	\$1,195,000		\$569,000
2004	\$250,000	\$360,000	\$650,000	\$1,796,000	\$1,325,000	\$408,000
2003	\$247,500	\$395,000	\$620,000	\$1,697,500	\$1,550,000	\$439,000
2002	\$310,000	\$225,000	\$370,000			\$315,000

NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	38	111	96	20	4	269
2010	34	81	53	13	1	182
2009	40	59	30	6		135
2008	58	63	62	4	1	188
2007	60	135	117	8	2	322
2006	31	79	105	2	1	218
2005	22	61	61	1		145
2004	28	96	80	5	1	210
2003	18	74	68	2	1	163
2002	41	114	106			261

SOHO/TRIBECA CO-OPS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



AVERAGE SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$374,250	\$790,932	\$2,017,902	\$2,762,114	\$10,237,500	\$1,880,766
2010	\$295,000	\$804,906	\$1,650,361	\$2,936,924	\$7,075,000	\$2,200,309
2009	\$824,900	\$786,471	\$1,715,000	\$2,817,353	\$3,138,333	\$1,756,411
2008	\$416,460	\$1,182,207	\$2,641,277	\$3,968,889	\$5,825,000	\$2,544,222
2007	\$574,533	\$1,032,679	\$1,985,965	\$3,254,875	\$5,937,750	\$1,814,479
2006	\$561,273	\$921,125	\$1,939,732	\$2,640,000	\$4,300,000	\$1,632,348
2005	\$467,923	\$842,613	\$1,790,412	\$3,080,017	\$2,358,000	\$1,378,918
2004	\$544,900	\$636,938	\$1,621,417	\$2,551,667	\$4,335,000	\$1,563,864
2003	\$294,333	\$821,250	\$1,231,071	\$2,095,000	\$3,330,000	\$1,112,879
2002	\$500,000	\$1,330,429	\$876,071		\$3,000,000	\$1,128,652

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$405,000	\$650,000	\$1,950,000	\$3,025,000	\$10,237,500	\$1,749,000
2010	\$325,000	\$812,000	\$1,660,000	\$2,930,478	\$6,500,000	\$1,900,000
2009	\$900,000	\$740,000	\$1,475,000	\$2,465,000	\$3,400,000	\$1,475,000
2008	\$423,000	\$805,000	\$2,437,500	\$3,325,000	\$6,000,000	\$2,350,000
2007	\$400,000	\$757,000	\$1,895,000	\$2,999,000	\$5,937,750	\$1,650,000
2006	\$315,000	\$779,000	\$1,695,000	\$2,755,000	\$4,300,000	\$1,500,000
2005	\$384,000	\$686,000	\$1,700,000	\$3,625,000	\$2,358,010	\$1,250,000
2004	\$353,400	\$655,000	\$1,425,000	\$2,495,000	\$3,200,000	\$1,350,000
2003	\$240,000	\$850,000	\$1,152,000	\$2,095,000	\$1,595,000	\$1,035,000
2002	\$685,000	\$900,000	\$895,000		\$3,000,000	\$895,000

MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,880,766	-14.5%	\$2,200,309	66.6%	\$1,128,652
Average Price Per Sq. Ft	\$1,120	5.8%	\$1,059	94.4%	\$576
Median Sales Price	\$1,749,000	-7.9%	\$1,900,000	95.4%	\$895,000
Number of Sales	94	-3.1%	97	23.7%	76

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 PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$803	\$934	\$1,206	\$1,093	\$2,567	\$1,120
2010	\$664	\$854	\$949	\$1,223	\$1,762	\$1,059
2009	\$535	\$931	\$1,087	\$1,134	\$1,158	\$1,021
2008	\$996	\$1,145	\$1,393	\$1,641	\$1,350	\$1,337
2007	\$863	\$1,042	\$1,145	\$944	\$1,697	\$1,081
2006	\$1,041	\$965	\$925	\$895	\$1,139	\$951
2005	\$863	\$920	\$889	\$994	\$561	\$899
2004	\$615	\$738	\$819	\$767	\$991	\$794
2003	\$601	\$633	\$663	\$618	\$926	\$658
2002	\$521	\$610	\$548		\$659	\$576

NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	10	19	49	14	2	94
2010	6	16	36	33	6	97
2009	5	17	25	17	3	67
2008	10	15	61	9	7	102
2007	15	14	57	8	2	96
2006	11	24	47	9	2	93
2005	13	31	42	6	1	93
2004	6	16	65	9	3	99
2003	12	16	58	1	3	90
2002	9	31	32		4	76

SOHO/TRIBECA CONDOS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



AVERAGE SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$883,938	\$1,121,368	\$2,162,376	\$3,555,940	\$5,531,453	\$2,624,046
2010	\$735,868	\$955,295	\$1,910,488	\$3,346,565	\$5,693,185	\$2,608,415
2009	\$1,130,750	\$1,052,385	\$2,160,772	\$3,097,592	\$6,024,459	\$2,763,633
2008	\$840,950	\$1,195,291	\$2,332,039	\$3,730,099	\$8,365,244	\$2,539,184
2007	\$964,193	\$887,519	\$2,262,926	\$4,316,467	\$7,352,258	\$2,382,713
2006	\$1,629,167	\$1,084,441	\$2,390,888	\$3,975,614	\$5,750,231	\$2,557,358
2005	\$1,073,667	\$891,995	\$2,272,120	\$3,586,879	\$7,170,000	\$2,455,793
2004	\$423,500	\$765,024	\$1,917,366	\$4,030,819	\$4,415,000	\$1,942,246
2003	\$1,150,682	\$780,413	\$1,744,504	\$2,877,203	\$2,870,000	\$1,744,122
2002	\$1,832,000	\$1,080,000	\$1,479,460	\$1,980,185	\$2,993,750	\$1,661,423

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$869,781	\$975,000	\$2,062,500	\$3,207,487	\$4,970,000	\$2,150,000
2010	\$580,000	\$820,000	\$1,705,569	\$3,000,000	\$5,800,000	\$2,100,000
2009	\$1,367,500	\$935,000	\$2,150,000	\$2,810,370	\$4,400,000	\$2,450,000
2008	\$672,045	\$1,035,000	\$2,199,420	\$3,384,000	\$5,620,740	\$2,255,000
2007	\$615,000	\$800,000	\$1,985,587	\$3,300,000	\$5,700,000	\$1,925,000
2006	\$1,195,000	\$990,000	\$2,150,000	\$3,300,000	\$5,200,000	\$2,140,000
2005	\$437,000	\$865,000	\$2,175,000	\$3,614,787	\$8,250,000	\$2,175,000
2004	\$389,000	\$665,000	\$1,700,000	\$4,150,000	\$4,375,000	\$1,615,000
2003	\$1,087,500	\$625,000	\$1,585,200	\$2,750,000	\$3,300,000	\$1,550,000
2002	\$1,096,250	\$899,000	\$1,330,000	\$1,865,000	\$2,967,500	\$1,535,000

MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$2,624,046	0.6%	\$2,608,415	57.9%	\$1,661,423
Average Price Per Sq. Ft	\$1,379	2.8%	\$1,342	94.5%	\$709
Median Sales Price	\$2,150,000	2.4%	\$2,100,000	40.1%	\$1,535,000
Number of Sales	377	-0.8%	380	144.8%	154

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 PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$1,351	\$1,357	\$1,319	\$1,469	\$1,376	\$1,379
2010	\$1,595	\$1,135	\$1,237	\$1,414	\$1,584	\$1,342
2009	\$1,654	\$971	\$1,228	\$1,327	\$1,860	\$1,307
2008	\$921	\$1,240	\$1,360	\$1,467	\$2,281	\$1,373
2007	\$1,166	\$1,128	\$1,322	\$1,416	\$1,701	\$1,304
2006	\$1,136	\$1,109	\$1,253	\$1,358	\$1,417	\$1,251
2005	\$802	\$963	\$1,066	\$1,188	\$1,296	\$1,072
2004	\$786	\$807	\$886	\$1,006	\$1,106	\$886
2003	\$611	\$755	\$740	\$794	\$676	\$740
2002	\$716	\$656	\$711	\$708	\$837	\$709

NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	21	71	136	115	34	377
2010	19	44	130	161	26	380
2009	4	26	82	86	22	220
2008	12	45	248	67	9	381
2007	14	103	354	81	12	564
2006	6	39	169	35	13	262
2005	6	22	172	24	10	234
2004	14	42	158	31	4	249
2003	11	25	147	23	4	210
2002	16	13	56	65	4	154

BATTERY PARK CITY CONDOS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



AVERAGE SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$408,665	\$561,309	\$1,424,221	\$2,361,906	\$3,960,857	\$1,203,659
2010	\$377,580	\$551,149	\$1,509,638	\$2,231,697	\$5,784,880	\$1,508,016
2009	\$404,750	\$919,611	\$1,588,617	\$2,697,681	\$7,422,800	\$1,827,138
2008	\$450,707	\$730,977	\$1,947,890	\$3,248,571		\$1,270,406
2007	\$413,214	\$570,017	\$1,375,000	\$4,147,500		\$810,854
2006	\$416,000	\$551,643	\$1,033,463	\$2,000,000		\$722,188
2005	\$390,429	\$489,591	\$1,333,724	\$2,968,750		\$804,566
2004	\$347,500	\$420,135	\$1,092,576	\$2,862,500		\$719,613
2003	\$254,333	\$329,968	\$1,029,384	\$1,937,500		\$538,254
2002	\$253,143	\$302,216	\$1,368,971	\$2,165,500		\$643,770

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$415,740	\$491,790	\$1,272,812	\$2,200,000	\$3,930,000	\$834,965
2010	\$382,500	\$455,500	\$1,545,000	\$2,341,975	\$3,999,000	\$1,400,550
2009	\$419,000	\$850,000	\$1,565,000	\$2,405,000	\$7,731,250	\$1,550,000
2008	\$425,000	\$745,000	\$1,645,000	\$3,200,000		\$880,000
2007	\$399,000	\$534,500	\$1,150,000	\$4,147,500		\$580,000
2006	395,000	519,000	830,000	200,000		615,000
2005	408,000	459,000	900,000	3,300,000		560,000
2004	350,000	390,000	980,000	2,800,000		515,000
2003	288,000	305,000	850,000	1,937,500		330,000
2002	255,000	285,000	1,362,500	2,449,000		325,000

MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$1,203,659	-20.2%	\$1,508,016	87.0%	\$643,770
Average Price Per Sq. Ft	\$926	-11.0%	\$1,040	73.1%	\$535
Median Sales Price	\$834,965	-40.4%	\$1,400,550	156.9%	\$325,000
Number of Sales	202	44.3%	140	220.6%	63

BOUNDARY

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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$714	\$772	\$1,029	\$1,194	\$1,282	\$926
2010	\$832	\$803	\$1,098	\$1,147	\$1,922	\$1,040
2009	\$771	\$1,224	\$1,170	\$1,450	\$2,054	\$1,275
2008	\$831	\$1,006	\$1,393	\$1,413		\$1,153
2007	\$705	\$826	\$1,039	\$1,535		\$879
2006	\$747	\$802	\$893	\$800		\$829
2005	\$708	\$728	\$902	\$1,039		\$785
2004	\$629	\$618	\$761	\$974		\$677
2003	\$448	\$502	\$714	\$826		\$558
2002	\$437	\$443	\$746	\$776		\$535

NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	23	81	58	33	7	202
2010	5	43	52	35	5	140
2009	4	37	46	32	4	123
2008	15	82	63	7		167
2007	7	63	20	2		92
2006	6	46	27	1		80
2005	7	67	29	4		107
2004	6	66	36	4		112
2003	3	40	13	2		58
2002	7	37	17	2		63

FINANCIAL DISTRICT CO-OPS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$845,950	12.8%	\$750,065	13.4%	\$745,704
Average Price Per Sq. Ft	\$767	8.6%	\$706	72.7%	\$444
Median Sales Price	\$775,000	32.5%	\$585,000	-1.9%	\$790,000
Number of Sales	20	-13.0%	23	-25.9%	27

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
2011	\$400,000	\$585,389	\$1,088,944	\$1,450,000		\$845,950
2010	\$330,150	\$577,722	\$1,097,220	\$1,528,333		\$750,065
2009	\$356,333	\$748,500	\$1,015,800	\$2,501,500		\$1,010,357
2008	\$472,500	\$800,800	\$1,690,033			\$1,102,465
2007	\$431,667	\$696,571	\$1,644,787	\$2,590,500		\$1,425,928
2006	\$385,000	\$688,333	\$907,222			\$681,363
2005	\$324,556	\$578,700	\$941,250	\$1,600,000		\$586,375
2004	\$273,750	\$463,571	\$873,091	\$1,387,500		\$696,625
2003	\$215,750	\$368,889	\$758,909			\$522,125
2002	\$685,000		\$759,500			\$745,704

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$667	\$705	\$830	\$854		\$767
2010	\$627	\$688	\$792	\$774		\$706
2009	\$560	\$837	\$764	\$1,264		\$813
2008	\$622	\$940	\$968			\$857
2007	\$785	\$850	\$1,142	\$1,139		\$1,056
2006	\$717	\$810	\$752			\$757
2005	\$642	\$628	\$800	\$727		\$666
2004	\$486	\$502	\$621	\$537		\$557
2003	\$356	\$457	\$571			\$493
2002	\$517		\$428			\$444

MEDIAN SALES PRICE

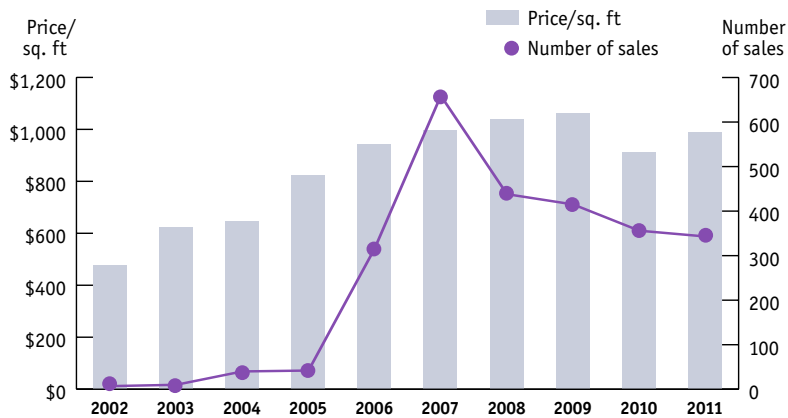
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$400,000	\$566,000	\$1,080,000	\$1,450,000		\$775,000
2010	\$330,000	\$525,000	\$950,000	\$1,075,000		\$585,000
2009	\$360,000	\$837,000	\$999,000	\$2,501,500		\$886,000
2008	\$420,000	\$805,000	\$1,635,000			\$889,000
2007	\$395,000	\$630,000	\$1,550,000	\$2,795,000		\$1,295,000
2006	\$365,000	\$745,000	\$935,000			\$745,000
2005	\$310,000	\$570,000	\$958,000	\$1,600,000		\$460,000
2004	\$290,000	\$460,000	\$925,000	\$1,387,500		\$599,000
2003	\$199,000	\$360,000	\$740,000			\$515,000
2002	\$685,000		\$790,000			\$790,000

NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	1	9	9	1		20
2010	6	9	5	3		23
2009	3	4	5	2		14
2008	6	5	9			20
2007	3	14	39	4		60
2006	7	6	9			22
2005	9	10	4	1		24
2004	4	7	11	2		24
2003	4	9	11			24
2002	5		22			27

FINANCIAL DISTRICT CONDOS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$970,829	8.3%	\$896,507	26.6%	\$767,143
Average Price Per Sq. Ft	\$987	8.5%	\$910	106.5%	\$478
Median Sales Price	\$790,000	2.4%	\$771,667	14.5%	\$690,000
Number of Sales	343	-3.7%	356	4800.0%	7

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
2011	\$560,455	\$804,184	\$1,118,343	\$2,277,968	\$3,633,133	\$970,829
2010	\$548,072	\$675,576	\$1,144,548	\$1,844,938	\$4,222,500	\$896,507
2009	\$570,279	\$852,259	\$1,260,610	\$2,048,938		\$921,414
2008	\$643,327	\$818,147	\$1,356,732	\$2,245,000		\$990,866
2007	\$530,054	\$832,380	\$1,298,564	\$2,292,029	\$6,450,000	\$978,381
2006	\$521,345	\$744,619	\$1,383,992	\$2,758,633	\$4,335,000	\$956,687
2005	\$369,333	\$502,842	\$1,364,250			\$761,369
2004	\$464,850	\$611,342	\$935,050	\$1,625,000		\$801,905
2003	\$251,550	\$443,560	\$1,355,000			\$678,590
2002	\$396,500		\$926,200			\$767,143

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$982	\$1,051	\$903	\$1,075	\$873	\$987
2010	\$930	\$878	\$941	\$939	\$1,134	\$910
2009	\$967	\$1,116	\$1,044	\$1,126		\$1,061
2008	\$1,002	\$1,044	\$1,034	\$1,019		\$1,030
2007	\$1,018	\$1,026	\$971	\$901	\$890	\$997
2006	\$916	\$1,008	\$874	\$1,008	\$809	\$944
2005	\$891	\$752	\$883			\$825
2004	\$553	\$700	\$630	\$731		\$645
2003	\$622	\$536	\$764			\$622
2002	\$399		\$509			\$478

MEDIAN SALES PRICE

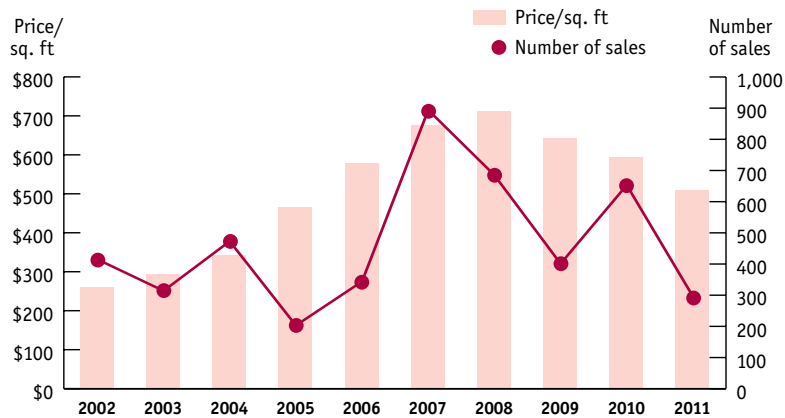
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$535,000	\$685,000	\$999,500	\$2,295,000	\$4,100,000	\$790,000
2010	\$529,000	\$633,000	\$1,075,201	\$1,975,000	\$4,222,500	\$771,667
2009	\$550,000	\$830,000	\$1,200,000	\$1,900,000		\$845,000
2008	\$605,858	\$809,508	\$1,243,000	\$2,150,000		\$875,695
2007	\$507,500	\$760,000	\$1,240,000	\$2,200,000	\$6,450,000	\$815,000
2006	\$477,000	\$645,000	\$1,365,000	2,00,000	\$4,335,000	\$740,000
2005	\$355,000	\$485,000	\$1,395,000			\$540,000
2004	\$329,000	\$570,220	\$875,000	\$1,625,000		\$825,000
2003	\$251,563	\$430,000	\$1,300,000			\$490,000
2002	\$369,511		\$1,150,000			\$690,000

NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	66	138	117	19	3	343
2010	47	173	113	21	2	356
2009	104	194	104	13		415
2008	101	172	160	5		438
2007	208	157	276	17	1	659
2006	58	144	110	3	1	316
2005	9	19	14			42
2004	6	12	20	2		40
2003	2	5	3			10
2002	2		5			7

UPTOWN CO-OPS AND CONDOS

AVERAGE PRICE PER SQUARE FOOT/NUMBER OF SALES



AVERAGE SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$273,206	\$408,129	\$635,024	\$858,061	\$1,571,389	\$530,657
2010	\$294,845	\$429,158	\$617,166	\$902,422	\$734,783	\$518,631
2009	\$318,449	\$464,113	\$691,308	\$936,736	\$875,000	\$519,169
2008	\$339,721	\$491,895	\$795,142	\$2,132,460	\$8,073,000	\$579,874
2007	\$306,741	\$480,375	\$774,390	\$1,166,465	\$8,300,000	\$585,624
2006	\$307,666	\$417,011	\$646,100	\$1,447,039		\$576,928
2005	\$264,153	\$313,840	\$488,812	\$896,713	\$249,700	\$464,484
2004	\$168,612	\$230,317	\$402,587	\$829,800	\$885,000	\$358,657
2003	\$138,944	\$190,900	\$331,811	\$735,000		\$261,951
2002	\$114,071	\$168,438	\$319,972	\$548,438	\$623,800	\$251,491

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$265,000	\$369,760	\$610,000	\$840,000	\$1,400,000	\$450,000
2010	\$285,000	\$394,962	\$615,000	\$748,413	\$975,000	\$430,950
2009	\$310,000	\$470,000	\$615,000	\$928,700	\$875,000	\$450,000
2008	\$330,000	\$475,000	\$682,720	\$1,350,000	\$8,073,000	\$475,000
2007	\$299,000	\$455,034	\$660,000	\$1,013,158	\$8,300,000	\$465,000
2006	\$335,000	\$380,000	\$575,000	\$1,385,000		\$495,000
2005	\$275,000	\$330,000	\$479,000	\$765,000	\$249,667	\$415,740
2004	\$176,000	\$222,000	\$345,000	\$708,000	\$875,000	\$305,490
2003	\$145,000	\$188,000	\$310,000	\$795,000		\$230,000
2002	\$102,500	\$161,422	\$280,000	\$595,000	\$765,000	\$212,500

MATRIX

	Current Year	% Chg	Prior Year	% Chg	Prior Decade
Average Sales Price	\$530,657	2.3%	\$518,631	111.0%	\$251,491
Average Price Per Sq. Ft	\$555	-6.6%	\$594	112.6%	\$261
Median Sales Price	\$450,000	4.4%	\$430,950	111.8%	\$212,500
Number of Sales	715	9.5%	653	72.3%	415

BOUNDARY

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

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$577	\$555	\$546	\$554	\$615	\$555
2010	\$601	\$609	\$572	\$606	\$527	\$594
2009	\$655	\$671	\$608	\$594	\$549	\$643
2008	\$718	\$730	\$672	\$990	\$2,032	\$711
2007	\$726	\$669	\$652	\$580	\$1,937	\$676
2006	\$621	\$567	\$574	\$644		\$579
2005	\$542	\$448	\$471	\$386	\$258	\$465
2004	\$277	\$312	\$356	\$458	\$356	\$343
2003	\$264	\$266	\$320	\$402		\$295
2002	\$232	\$227	\$291	\$306	\$267	\$261

NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	111	248	287	60	9	715
2010	93	270	229	55	6	653
2009	113	147	114	25	2	401
2008	174	271	234	5	1	685
2007	229	258	389	17	1	894
2006	30	105	196	13		344
2005	17	40	130	15	1	203
2004	33	109	318	10	3	473
2003	41	111	158	4		314
2002	38	158	206	8	5	415

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	\$604,276	-0.4%	\$606,483	3.4%	\$584,335
Average Price Per Sq. Ft	\$585	-8.2%	\$637	33.0%	\$440
Median Sales Price	\$534,581	1.8%	\$525,000	105.6%	\$260,000
Number of Sales	479	21.9%	393	2295.0%	20

BOUNDARY

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

AVERAGE SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$299,005	\$459,268	\$677,821	\$919,304	\$1,617,938	\$604,276
2010	\$293,224	\$477,379	\$696,831	\$1,097,240	\$967,700	\$606,483
2009	\$376,163	\$517,765	\$776,546	\$1,074,179	\$725,000	\$648,551
2008	\$341,840	\$546,150	\$870,134	\$3,080,400	\$8,073,000	\$678,432
2007	\$319,848	\$530,039	\$891,060	\$1,256,992	\$8,300,000	\$768,817
2006	\$388,389	\$502,479	\$727,916	\$1,650,071		\$679,639
2005	\$348,850	\$274,460	\$540,443	\$915,130	\$249,700	\$573,126
2004	\$293,250	\$230,855	\$414,721	\$1,119,600		\$411,112
2003	\$157,300	\$212,580	\$371,738	\$795,000		\$330,461
2002	\$159,000	\$192,500	\$655,453			\$584,335

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$592	\$607	\$566	\$586	\$617	\$585
2010	\$588	\$666	\$614	\$670	\$518	\$637
2009	\$637	\$713	\$649	\$667	\$494	\$672
2008	\$746	\$765	\$708	\$1,438	\$2,032	\$743
2007	\$722	\$681	\$706	\$632	\$1,937	\$702
2006	\$754	\$627	\$623	\$663		\$639
2005	\$658	\$413	\$471	\$377	\$258	\$458
2004	\$331	\$308	\$347	\$613		\$350
2003	\$412	\$434	\$377	\$440		\$391
2002	\$398	\$290	\$460			\$440

MEDIAN SALES PRICE

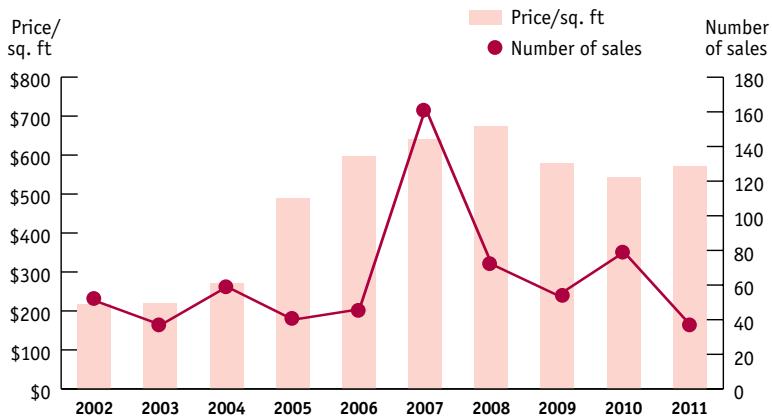
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$278,439	\$423,000	\$662,500	\$900,000	\$1,580,000	\$534,581
2010	\$299,130	\$440,000	\$678,000	\$925,000	\$1,125,000	\$525,000
2009	\$390,000	\$500,000	\$700,000	\$1,037,600	\$725,000	\$590,000
2008	\$329,000	\$514,216	\$730,000	\$3,080,397	\$8,073,000	\$536,617
2007	\$304,973	\$455,034	\$749,000	\$1,272,812	\$8,300,000	\$635,000
2006	\$425,000	\$470,000	\$650,000	\$1,405,508		\$600,000
2005	\$395,000	\$304,280	\$530,000	\$765,000	\$249,667	\$550,000
2004	\$395,460	\$225,640	\$324,500	\$1,195,000		\$309,940
2003	\$173,000	\$214,000	\$279,000	\$795,000		\$274,900
2002	\$159,000	\$192,500	\$275,000			\$260,000

NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	58	147	219	47	8	479
2010	42	157	153	37	4	393
2009	32	77	83	19	1	212
2008	77	147	173	2	1	400
2007	38	108	237	13	1	397
2006	18	39	111	7		175
2005	4	5	53	13	1	76
2004	4	20	148	5		177
2003	5	5	24	1		35
2002	1	2	17			20

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	\$444,107	15.2%	\$385,474	130.5%	\$192,649
Average Price Per Sq. Ft	\$540	-0.4%	\$542	148.8%	\$217
Median Sales Price	\$395,500	11.4%	\$354,900	205.9%	\$129,300
Number of Sales	44	-44.3%	79	-13.7%	51

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
2011	\$236,180	\$352,055	\$481,188	\$881,200	\$1,199,000	\$444,107
2010	\$351,060	\$335,559	\$470,165	\$490,029	\$272,900	\$385,474
2009	\$263,396	\$380,050	\$466,673		\$1,025,000	\$353,472
2008	\$310,148	\$419,588	\$599,932	\$2,400,000		\$453,645
2007	\$331,207	\$445,612	\$601,949	\$991,000		\$495,537
2006		\$383,809	\$586,858	\$3,390,000		\$555,100
2005	\$210,000	\$340,650	\$459,575			\$441,443
2004	\$61,329	\$71,000	\$288,633	\$90,000	\$855,000	\$260,520
2003	\$82,767	\$102,662	\$244,345			\$168,363
2002	\$57,760	\$122,531	\$240,709			\$192,649

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$585	\$552	\$501	\$601	\$600	\$540
2010	\$699	\$522	\$502	\$423	\$546	\$542
2009	\$603	\$591	\$498		\$603	\$578
2008	\$671	\$701	\$613	\$1,200		\$674
2007	\$756	\$695	\$541	\$622		\$640
2006		\$619	\$535	\$1,579		\$596
2005	\$467	\$508	\$487	\$67	\$357	\$489
2004	\$112	\$98	\$304			\$272
2003	\$187	\$146	\$283			\$220
2002	\$105	\$193	\$244			\$217

MEDIAN SALES PRICE

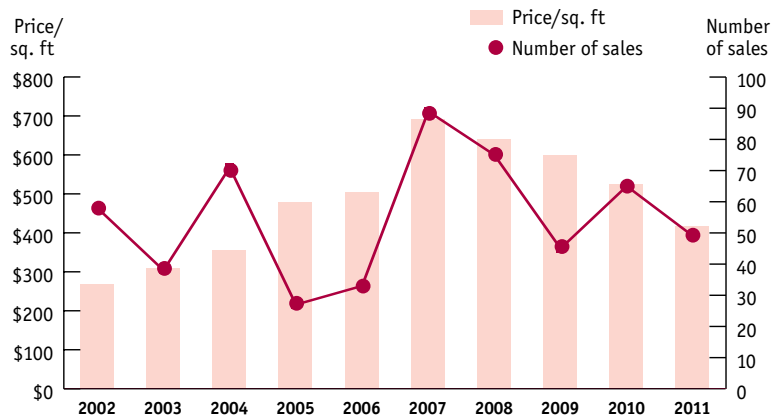
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$207,000	\$350,000	\$450,000	\$352,500	\$1,199,000	\$395,500
2010	\$373,152	\$320,000	\$470,000	\$462,500	\$272,930	\$354,900
2009	\$261,790	\$337,500	\$489,000		\$1,025,000	\$329,550
2008	\$285,000	\$350,000	\$615,000	\$2,400,000		\$397,500
2007	\$325,000	\$430,950	\$599,000	\$991,000		\$475,000
2006		\$380,000	\$570,000	\$3,390,000		\$415,000
2005	\$210,000	\$468,000	\$480,000			\$474,552
2004	\$60,700	\$310,000	\$310,000	\$90,000	\$885,000	\$195,000
2003	\$61,431	\$231,000	\$231,000			\$106,313
2002	\$56,800	\$220,000	\$220,000			\$129,300

NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	5	18	17	3	1	44
2010	15	36	20	7	1	79
2009	26	16	11		1	54
2008	27	25	19	1		72
2007	45	40	75	2		162
2006		21	24	1		46
2005	1	4	35			40
2004	7	2	48	1	1	59
2003	6	13	18			37
2002	5	13	33			51

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	\$342,166	-19.2%	\$423,638	4.4%	\$327,605
Average Price Per Sq. Ft	\$417	-20.4%	\$524	55.0%	\$269
Median Sales Price	\$294,000	-17.6%	\$356,928	2.3%	\$287,337
Number of Sales	68	4.6%	65	17.2%	58

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
2011	\$179,972	\$291,627	\$539,610	\$413,325		\$342,166
2010	\$225,034	\$375,612	\$567,461	\$500,960	\$265,000	\$423,638
2009	\$306,814	\$411,769	\$455,834	\$501,500		\$402,831
2008	\$350,363	\$406,750	\$587,090	\$1,050,750		\$451,714
2007	\$283,407	\$438,900	\$822,959			\$431,892
2006		\$430,800	\$547,105	\$814,750		\$544,303
2005	\$299,000	\$313,125	\$385,933	\$777,000		\$386,889
2004	\$186,714	\$222,659	\$422,019	\$503,333	\$900,000	\$364,776
2003	\$194,583	\$208,333	\$415,095	\$595,000		\$340,776
2002	\$102,000	\$202,936	\$300,657	\$525,500	\$782,750	\$327,605

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$429	\$400	\$455	\$279		\$417
2010	\$465	\$543	\$556	\$398	\$663	\$524
2009	\$744	\$645	\$494	\$365		\$598
2008	\$723	\$647	\$538	\$465		\$640
2007	\$694	\$666	\$723			\$691
2006		\$550	\$490	\$469		\$505
2005	\$598	\$490	\$462	\$441		\$479
2004	\$299	\$302	\$401	\$314	\$355	\$355
2003	\$246	\$300	\$327	\$356		\$309
2002	\$255	\$268	\$258	\$306	\$326	\$269

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$130,000	\$278,850	\$471,003	\$512,000		\$294,000
2010	\$210,912	\$325,000	\$436,000	\$430,000	\$265,000	\$356,928
2009	\$290,000	\$357,000	\$440,000	\$540,000		\$400,000
2008	\$350,000	\$370,000	\$560,000	\$1,050,734		\$405,000
2007	\$285,000	\$460,000	\$628,229			\$350,000
2006		\$460,000	\$520,000	\$765,000		\$515,000
2005	\$299,000	\$300,000	\$410,000	\$777,000		\$360,000
2004	\$187,500	\$215,000	\$375,000	\$450,000	\$900,000	\$325,000
2003	\$172,500	\$210,000	\$375,000	\$595,000		\$310,000
2002	\$102,000	\$200,000	\$280,000	\$560,000	\$765,000	\$287,337

NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	18	26	20	4		68
2010	12	24	23	5	1	65
2009	14	13	12	6		45
2008	27	26	20	2		75
2007	46	26	17			89
2006		10	19	4		33
2005	2	8	15	2		27
2004	7	22	37	3	2	71
2003	6	9	21	2		38
2002	1	11	37	5	4	58

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	\$405,682	9.8%	\$369,306	68.7%	\$240,534
Average Price Per Sq. Ft	\$549	4.2%	\$527	105.6%	\$267
Median Sales Price	\$345,652	0.8%	\$343,000	57.1%	\$220,000
Number of Sales	88	4.8%	84	-57.7%	208

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
2011	\$284,406	\$363,972	\$516,836	\$711,900		\$405,682
2010	\$296,463	\$390,478	\$369,636	\$513,900		\$369,306
2009	\$331,156	\$451,886	\$478,333			\$403,419
2008	\$370,642	\$451,906	\$610,143			\$448,805
2007	\$294,768	\$486,116	\$590,500	\$895,000		\$440,244
2006	\$168,000	\$370,275	\$553,904			\$450,162
2005	\$241,386	\$360,427	\$557,413			\$424,715
2004	\$196,388	\$261,911	\$484,071	\$1,100,000		\$376,890
2003	\$136,914	\$215,627	\$346,851	\$955,000		\$267,979
2002	\$114,332	\$180,319	\$320,251	\$586,667	\$204,000	\$240,534

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$680	\$512	\$530	\$491		\$549
2010	\$606	\$562	\$409	\$639		\$527
2009	\$667	\$705	\$448			\$663
2008	\$743	\$707	\$553			\$696
2007	\$704	\$704	\$574	\$497		\$672
2006	\$334	\$511	\$542			\$511
2005	\$507	\$491	\$521			\$508
2004	\$354	\$356	\$416	\$501		\$387
2003	\$259	\$290	\$337	\$457		\$307
2002	\$218	\$243	\$305	\$307	\$35	\$267

MEDIAN SALES PRICE

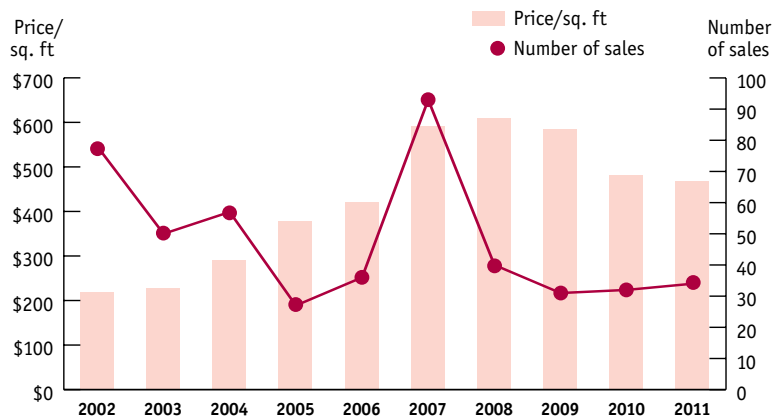
	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$260,000	\$342,380	\$475,000	\$690,000		\$345,652
2010	\$300,000	\$365,000	\$335,000	\$513,885		\$343,000
2009	\$335,000	\$515,000	\$420,000			\$385,000
2008	\$352,202	\$440,000	\$559,000			\$435,000
2007	\$290,000	\$480,000	\$595,000	\$895,000		\$380,000
2006	\$155,000	\$336,000	\$549,000			\$399,000
2005	\$179,000	\$370,000	\$537,000			\$375,000
2004	\$201,000	\$265,000	\$470,000	\$1,100,000		\$340,000
2003	\$145,000	\$217,500	\$350,000	\$955,000		\$252,000
2002	\$131,000	\$170,000	\$315,000	\$595,000	\$204,000	\$220,000

NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	18	43	22	5		88
2010	16	41	25	2		84
2009	25	28	6			59
2008	31	53	14			98
2007	59	56	37	1		153
2006	5	20	29			54
2005	7	11	15			33
2004	8	45	55	1		109
2003	22	62	69	1		154
2002	22	91	91	3	1	208

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	\$318,433	-9.9%	\$353,375	79.7%	\$177,233
Average Price Per Sq. Ft	\$460	-4.6%	\$482	109.1%	\$220
Median Sales Price	\$340,000	1.5%	\$335,000	106.1%	\$165,000
Number of Sales	36	12.5%	32	-53.8%	78

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
2011	\$286,992	\$295,264	\$385,111	\$420,000		\$318,433
2010	\$299,438	\$318,334	\$377,500	\$518,125		\$353,375
2009	\$282,800	\$328,462	\$441,250			\$312,171
2008	\$288,842	\$400,165	\$480,950			\$382,925
2007	\$311,149	\$350,500	\$394,405	\$612,000		\$346,822
2006	\$199,857	\$294,400	\$407,231	\$612,000		\$325,583
2005	\$199,167	\$279,084	\$388,883			\$319,004
2004	\$154,829	\$183,055	\$327,033			\$255,367
2003	\$117,000	\$161,295	\$248,327			\$204,780
2002	\$141,056	\$146,193	\$234,314			\$177,233

AVERAGE PRICE PER SQUARE FOOT

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$564	\$434	\$375	\$350		\$460
2010	\$680	\$417	\$419	\$406		\$482
2009	\$681	\$480	\$484			\$584
2008	\$560	\$679	\$509			\$610
2007	\$758	\$506	\$411	\$383		\$592
2006	\$444	\$416	\$415	\$383		\$420
2005	\$451	\$372	\$366			\$378
2004	\$302	\$248	\$316			\$290
2003	\$236	\$214	\$241			\$229
2002	\$317	\$189	\$235			\$220

MEDIAN SALES PRICE

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	\$287,500	\$287,500	\$363,000	\$420,000		\$340,000
2010	\$285,000	\$330,000	\$382,500	\$620,000		\$335,000
2009	\$290,000	\$344,000	\$441,250			\$329,000
2008	\$268,000	\$353,000	\$430,000			\$359,100
2007	\$299,000	\$329,000	\$375,500	\$612,000		\$333,000
2006	\$187,000	\$299,000	\$380,000	\$612,000		\$315,000
2005	\$185,000	\$327,500	\$394,000			\$330,000
2004	\$175,000	\$200,000	\$310,000			\$210,000
2003	\$117,000	\$179,000	\$260,000			\$186,000
2002	\$84,000	\$150,000	\$225,000			\$165,000

NUMBER OF SALES

	Studio	1 Bedroom	2 Bedroom	3 Bedroom	4+ Bedroom	ALL
2011	12	14	9	1		36
2010	8	12	8	4		32
2009	16	13	2			31
2008	12	20	8			40
2007	41	28	23	1		93
2006	7	15	13	1		36
2005	3	12	12			27
2004	7	20	30			57
2003	2	22	26			50
2002	9	41	28			78