

BROWN HARRIS STEVENS

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Manhattan Residential Market Report

Second Quarter 2009



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Manhattan Cooperative and Condominiums

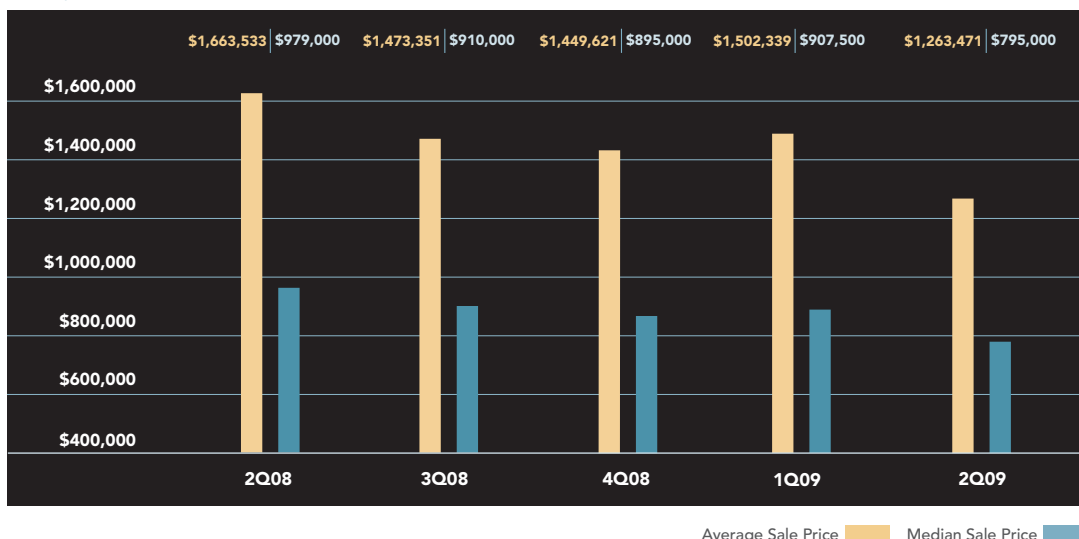
The average price paid for a Manhattan apartment fell 24% over the past year, to \$1,263,471. Closings at 15 Central Park West and The Plaza dramatically inflated the second quarter of 2008 figures, and excluding them would bring the decline in average price down to 15% from a year ago. A significant decrease was also seen in the median price, which fell 19% over the past year to \$795,000, its lowest level since the second quarter of 2007. The 1,397 sales reported in the second quarter were 53% fewer than during the same period in 2008.

An 82% decline in closings over \$10 million helped bring the average cooperative price down 29% from the second quarter of 2008, to \$918,795. This decline in high-end activity also caused the average co-op price to fall the most in the two-bedroom and three-bedroom and larger categories over the past year.

While the average price of a condominium apartment fell 18% from the second quarter of 2008, most of this decline is due to closings at 15 CPW and The Plaza a year ago.

If we remove these two buildings from this statistic, the average condo price would be just 2% lower than a year ago.

Average and Median Sale Price



Cooperative Average Sale Price

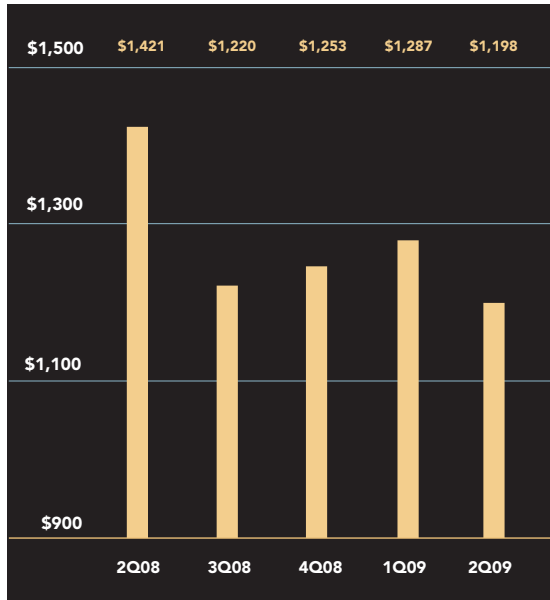
	Studio	1-Bedroom	2-Bedroom	3+ Bedroom	All
2nd Q 09	\$344,120	\$564,083	\$1,113,464	\$2,731,939	\$918,795
1st Q 09	\$368,057	\$600,955	\$1,248,028	\$3,559,886	\$974,778
4th Q 08	\$391,316	\$616,136	\$1,246,358	\$4,279,841	\$1,103,952
3rd Q 08	\$400,109	\$667,816	\$1,264,292	\$4,469,865	\$1,199,909
2nd Q 08	\$428,123	\$653,319	\$1,465,315	\$4,474,664	\$1,292,652

Condominium Average Sale Price

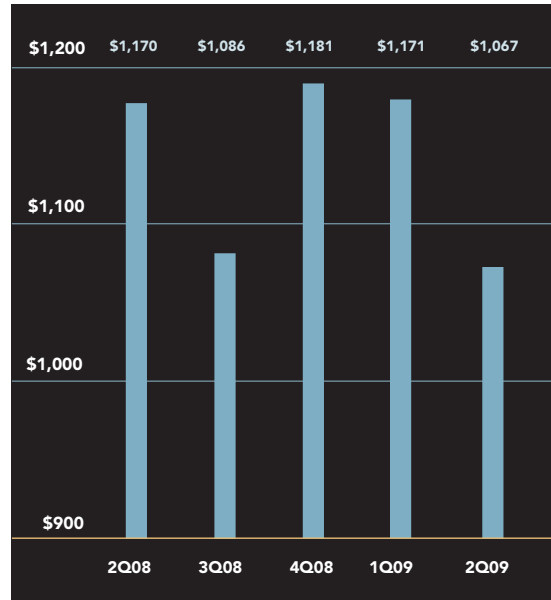
	Studio	1-Bedroom	2-Bedroom	3+ Bedroom	All
2nd Q 09	\$541,930	\$803,866	\$1,653,244	\$3,720,852	\$1,619,716
1st Q 09	\$612,656	\$928,357	\$1,612,381	\$4,656,571	\$1,910,251
4th Q 08	\$620,998	\$947,405	\$1,819,192	\$3,443,710	\$1,713,124
3rd Q 08	\$644,510	\$912,414	\$1,718,786	\$4,370,368	\$1,651,677
2nd Q 08	\$633,862	\$934,321	\$2,004,123	\$4,411,206	\$1,975,695

Average Price Per Square Foot

New Developments

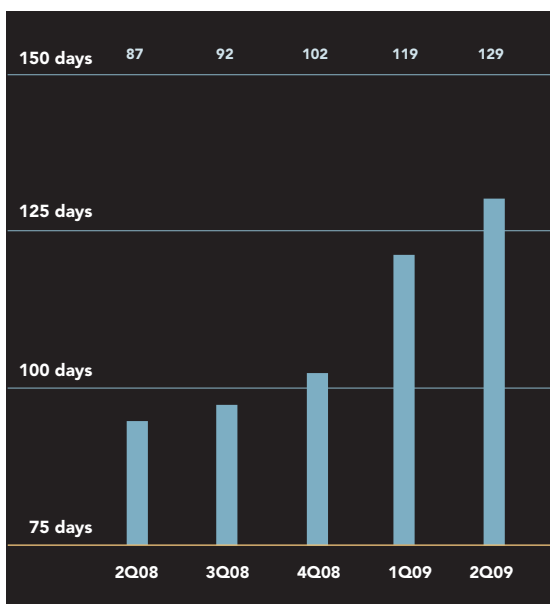


Lofts



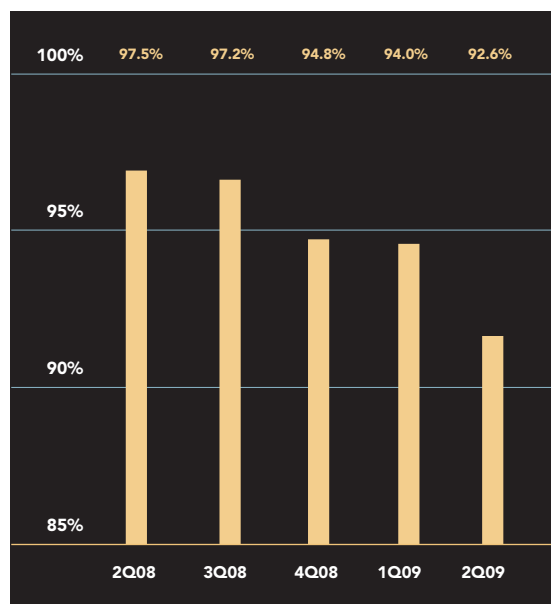
New development apartments sold for an average of \$1,198 per square foot during the second quarter, 16% less than a year ago. If 15 CPW and The Plaza were excluded, this decline would be just 5%. At \$1,067 per square foot, the average loft price was 9% lower than during the second quarter of 2008.

Time on the Market



Excludes new developments and units listed over one year.

Asking Vs. Selling Price



Based on the last asking price. Excludes new developments.

Apartments transferred during the second quarter spent an average of 129 days on the market, 48% longer than during 2008's second quarter. Sellers received 92.6% of the last asking price for their apartments, down from 97.5% a year ago.

EAST SIDE

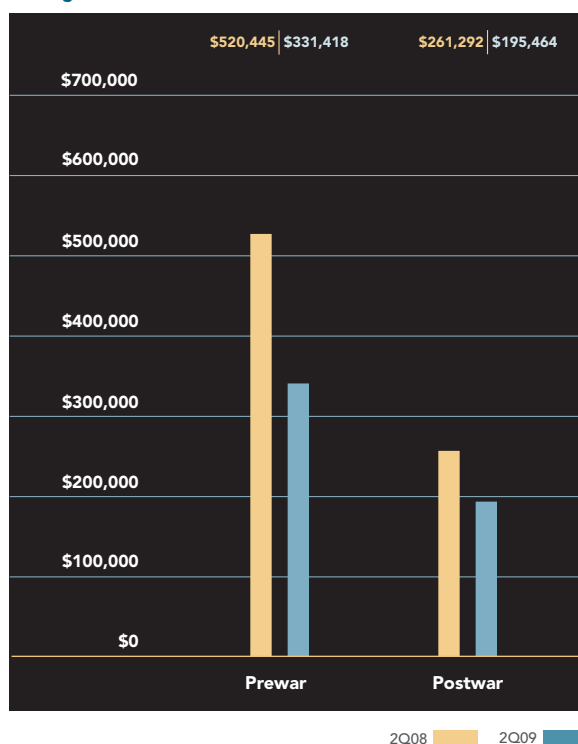
Generally 59th to 96th Street, Fifth Avenue to the East River

A significant decrease in high-end co-op activity was partially offset by new development closings in the East Side market. The average price for three-bedroom and larger units on the East Side fell 23% over the past year, the largest decline of any size category. Most of this was concentrated in the co-op market, as the average price per room fell 36% for prewar and 25% for postwar co-ops. Aided by closings in new developments such as the Brompton and Laurel, the average condo price per square foot fell just 4% over the past year to \$1,314.

		Studio	1-Bedroom	2-Bedroom	3+ Bedroom
Percent of Sales	2nd Q 08	10%	37%	32%	21%
	2nd Q 09	13%	36%	33%	18%
Average Price	2nd Q 08	\$450,568	\$721,567	\$1,921,523	\$5,741,228
	2nd Q 09	\$403,515	\$678,998	\$1,586,807	\$4,394,344
	% Change	-10%	-6%	-17%	-23%

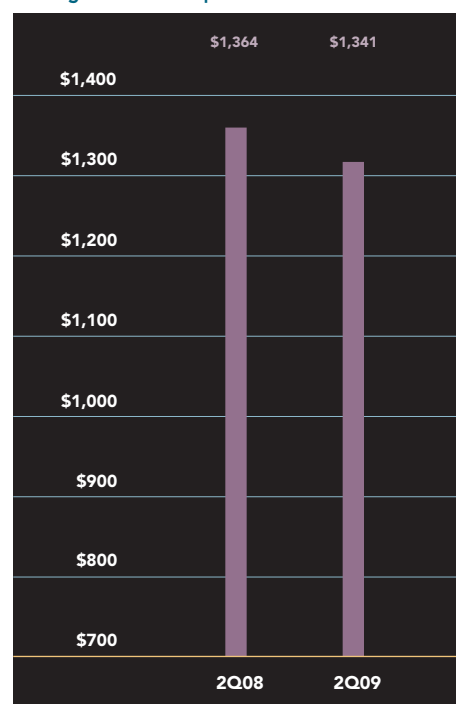
Cooperative

Average Price Per Room



Condominium

Average Price Per Square Foot



WEST SIDE

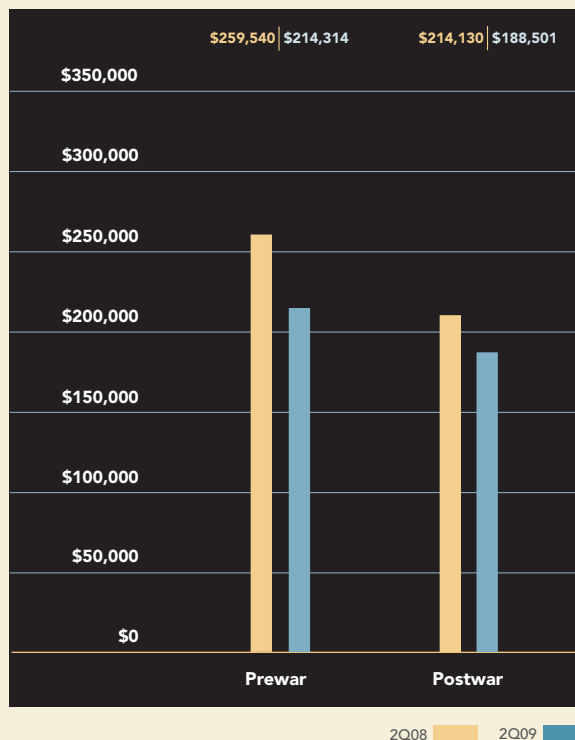
Generally 59th to 110th Street, Hudson River to West of Fifth Avenue

The decline in prices over the past year for larger apartments on the West Side was inflated in part by the large number of closings at 15 CPW a year ago. This is also reflected in the 29% decrease in the average condo price per square foot from the second quarter of 2008. Co-op prices fared better during this quarter, as the average price per room fell 17% for prewar and 12% for postwar apartments from the second quarter of 2008.

		Studio	1-Bedroom	2-Bedroom	3+Bedroom
Percent of Sales	2nd Q 08	10%	36%	34%	20%
	2nd Q 09	15%	34%	37%	14%
Average Price	2nd Q 08	\$482,458	\$846,959	\$2,068,941	\$5,082,158
	2nd Q 09	\$382,667	\$621,616	\$1,228,570	\$2,885,521
	% Change	-21%	-27%	-41%	-43%

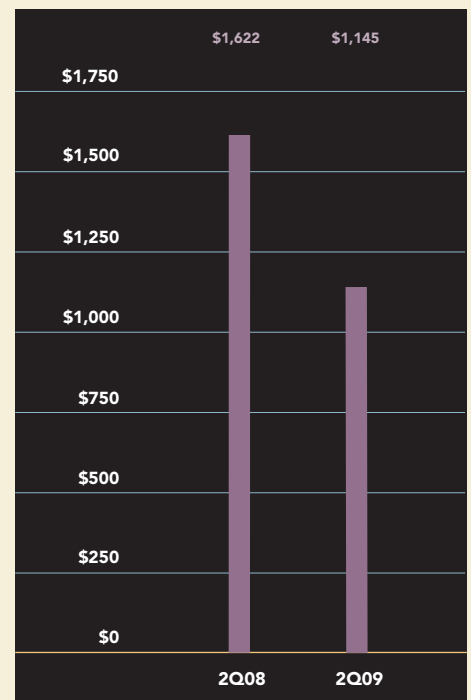
Cooperative

Average Price Per Room



Condominium

Average Price Per Square Foot

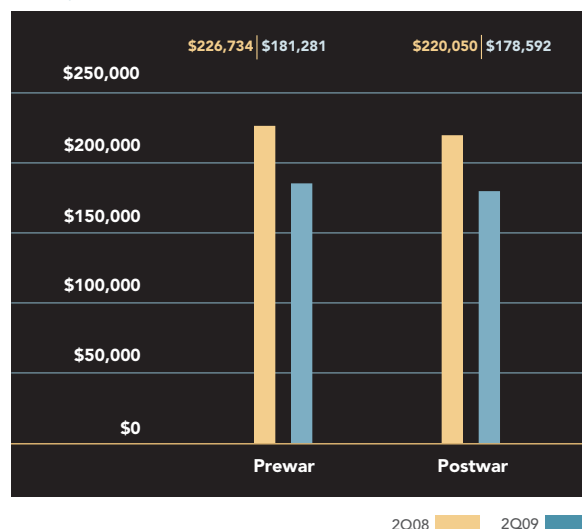


MIDTOWN

MIDTOWN EAST *Generally 34th to 59th Street, Fifth Avenue to the East River*

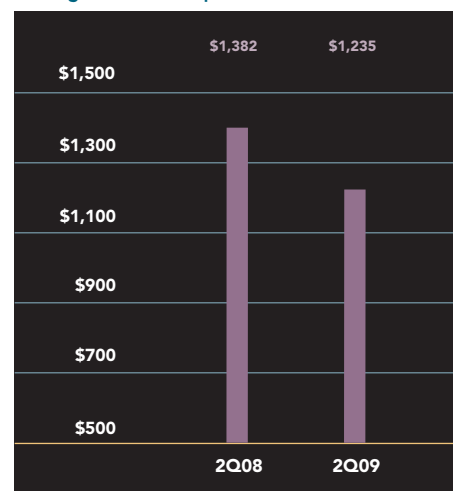
Cooperative

Average Price Per Room



Condominium

Average Price Per Square Foot

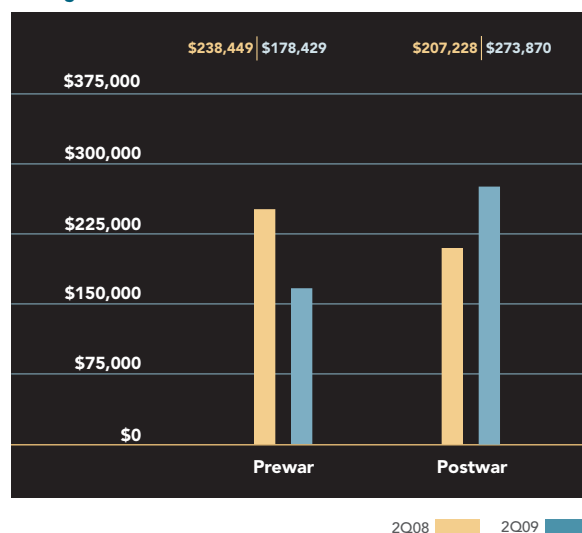


In the Midtown East market, the average co-op price per room fell 20% over the past year for prewar and 19% for postwar units. At \$1,235 per square foot, the average condo price was 11% lower than during the second quarter of 2008.

MIDTOWN WEST *Generally 34th to 59th Street, Hudson River to West of Fifth Avenue*

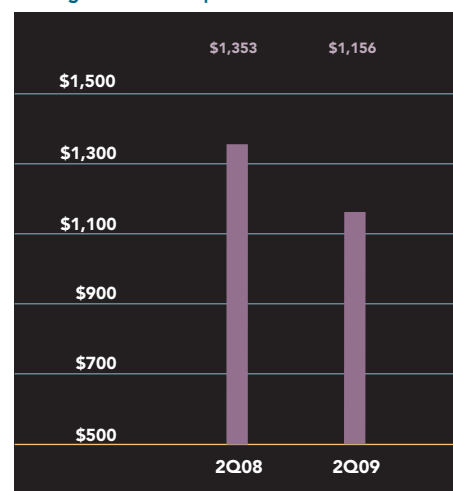
Cooperative

Average Price Per Room



Condominium

Average Price Per Square Foot



The average condo price per square foot fell 15% to \$1,156 in the Midtown West market from 2008's second quarter. The postwar co-op average price per room rose sharply during this period, due to sales on Central Park South accounting for a higher share of this market.

DOWNTOWN

South of 34th Street

New developments, which accounted for 64% of condo sales Downtown, helped keep the decline in the average condo price per square foot to just 2% over the past year.

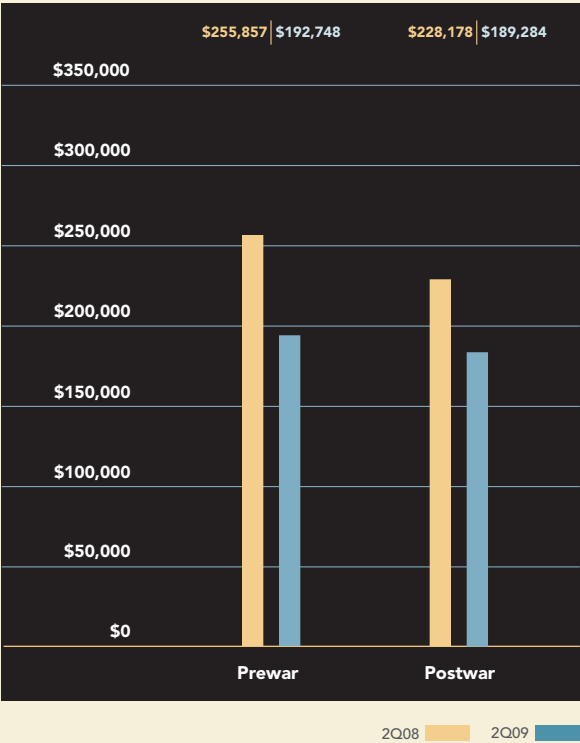
Co-op prices, which did not benefit from new developments, fell at a greater pace.

The average price per room fell 25% for prewar and 17% for postwar co-ops compared to 2008's second quarter.

		Studio	1-Bedroom	2-Bedroom	3+Bedroom
Percent of Sales	2nd Q 08	17%	44%	27%	12%
	2nd Q 09	14%	45%	31%	10%
Average Price	2nd Q 08	\$542,379	\$813,690	\$1,760,061	\$2,920,798
	2nd Q 09	\$440,745	\$698,584	\$1,480,689	\$3,121,303
% Change		-19%	-14%	-16%	7%

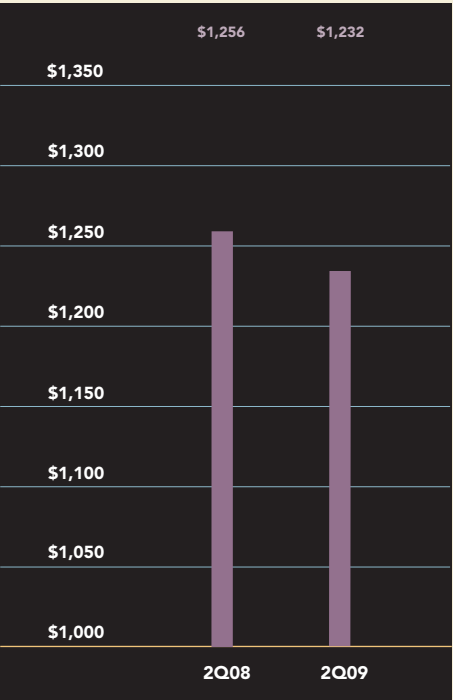
Cooperative

Average Price Per Room



Condominium

Average Price Per Square Foot



NORTHERN MANHATTAN

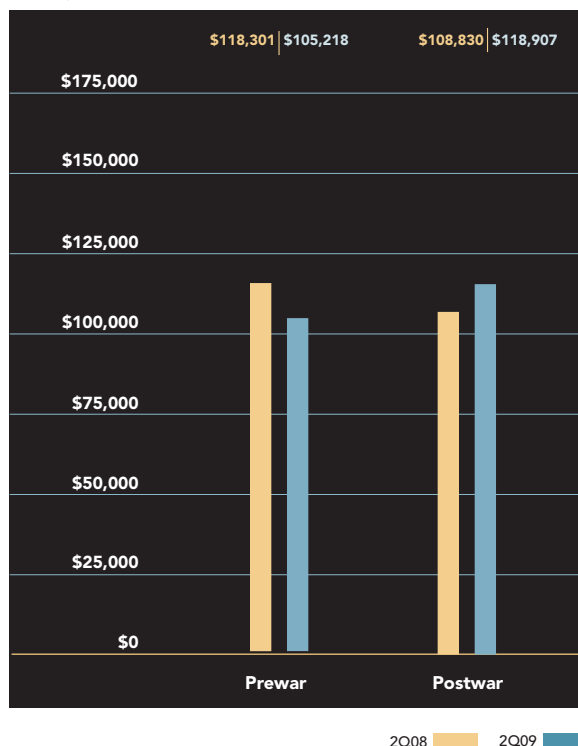
Generally north of 96th Street on the East Side, and 110th Street on the West Side

In Northern Manhattan, the average price for a one-bedroom apartment was \$317,792 during the second quarter. This was 32% less than a year ago, and represents the largest decrease in average price for any size category. Condo prices fell at a sharp pace, as they benefited from many new development closings a year ago. At \$523, the average condo price per square foot was down 19% from the second quarter of 2008.

		Studio	1-Bedroom	2+ Bedroom
Percent of Sales	2nd Q 08	9%	44%	47%
	2nd Q 09	10%	40%	50%
Average Price	2nd Q 08	\$287,750	\$469,885	\$829,216
	2nd Q 09	\$288,188	\$317,792	\$698,035
	% Change	0%	-32%	-16%

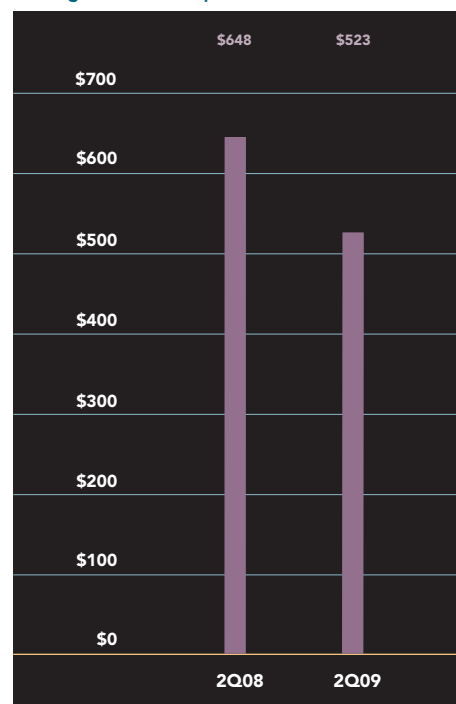
Cooperative

Average Price Per Room



Condominium

Average Price Per Square Foot



This report is based on 1,397 reported Manhattan apartment sales, 53% fewer than were reported during the comparable period a year ago.

Prepared by Gregory Heym, Chief Economist, Brown Harris Stevens

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