

downtownsm

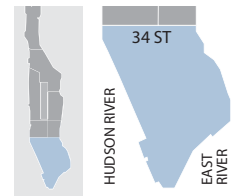
peter comitini  **comitini.com**

peter@comitini.com ☎ 212.444.7844

YEAR END 2006

the **corcoran** report

Neighborhoods south of 34th street have enjoyed a continued popularity and healthy price increases. The Downtown co-op market stood tall with its average sale price up 5% and price per square foot rising 6%. Several desirable condo developments popped up throughout the area from Chelsea to Gramercy to TriBeCa and the Lower East Side, resulting in a 9% gain in average sale price and an 11% rise in price per square foot.



Co-ops	Average Sale Price	Median Price	Avg Price per sf	Studio		1 BR		2 BR		3+ BR	
				Average Price	Median Price	Average Price	Median Price	Average Price	Median Price	Average Price	Median Price
2006	704K	585K	881	396K	395K	628K	599K	1.084M	896K	1.707M	1.550M
Change	+5%	+8%	+6%	+3%	+4%	+6%	+6%	+2%	-5%	-4%	+10%
2005	672K	543K	833	383K	379K	593K	565K	1.066M	945K	1.780M	1.410M

Condos	Average Sale Price	Median Price	Avg Price per sf	Studio		1 BR		2 BR		3+ BR	
				Average Price	Median Price	Average Price	Median Price	Average Price	Median Price	Average Price	Median Price
2006	1.140M	872K	1,118	543K	500K	806K	737K	1.502M	1.440M	2.560M	2.500M
Change	+9%	+10%	+11%	+18%	+11%	+11%	+12%	+14%	+18%	+2%	0%
2005	1.049M	790K	1,004	461K	451K	724K	660K	1.313M	1.218M	2.515M	2.495M

lofts

The city's loft market, centered in the prime Downtown enclaves of SoHo, TriBeCa, Greenwich Village and Chelsea saw price declines of 14% but price per square foot up 3% as smaller lofts sold in greater numbers and at higher price points. Prices in the smallest and largest categories rose by at least 6% but lofts between 1,500-,2500 square feet saw prices virtually unchanged over last year.

Lofts	Average Sale Price	Median Price	Avg Price per sf	1,000-1,500 sf		1,500-2,000 sf		2,000-2,500 sf		2,500+ sf	
				Average Price	Median Price	Average Price	Median Price	Average Price	Median Price	Average Price	Median Price
2006	1.592M	1.350M	986	1.263M	1.273M	1.706M	1.650M	2.179M	2.100M	3.713M	3.173M
Change	-14%	-17%	+3%	+6%	+7%	0%	0%	+1%	0%	+14%	+9%
2005	1.851M	1.625M	955	1.189M	1.188M	1.709M	1.650M	2.156M	2.100M	3.248M	2.911M

The Manhattan Sales Report is based on data collected from Mitchell, Maxwell & Jackson and The Corcoran Group.

All material presented herein is intended for information purposes only and has been compiled from sources deemed reliable. Though information is believed to be correct, it is presented subject to errors, omissions, changes or withdrawal without notice.