

# uptown: east sm

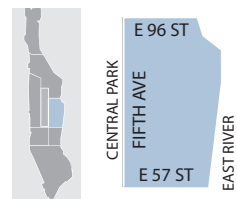


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## east side

Large scale co-ops on the East Side sold substantially and median price rose 7%. The average sale price consequently was boosted 14%, with a 12% increase in price per square foot. Condos likewise experienced marked success. The median price for condos jumped by 25% and on a price per square foot remained the same as last year at \$1,240.

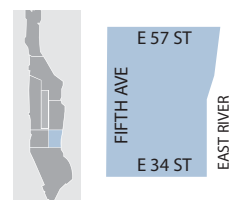


Co-ops		Average Sale Price	Median Price	Avg Price per sf	Studio		1 BR		2 BR		3+ BR	
					Average Price	Median Price	Average Price	Median Price	Average Price	Median Price	Average Price	Median Price
2006 Change	2005	1.447M	750K	901	340K	329K	602K	550K	1.402M	1.199M	4.322M	2.988M
	2006	+14%	+7%	+12%	+9%	+10%	+7%	+8%	+12%	+13%	+20%	+11%
2005	2004	1.264M	699K	804	311K	300K	563K	510K	1.253M	1.060M	3.604M	2.700M

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 Change	2005	1.859M	1.375M	1,240	621K	499K	860K	735K	1.723M	1.630M	3.799M	2.815M
	2006	-1%	+25%	0%	+35%	+13%	+2%	+6%	-5%	+8%	-13%	-12%
2005	2004	1.884M	1.100M	1,239	460K	440K	844K	695K	1.818M	1.510M	4.391M	3.190M

## midtown east

Co-ops in the areas around Murray Hill, the East 50s, and the United Nations performed well, with the average sale price up 5% and a 14% rise in price per square foot. Condos in Midtown East saw gains of 8% in average sale price and 14% in price per square foot. One-bedroom apartments reined in the largest average price increases and were up a robust 29%.



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 Change	2005	840K	580K	783	339K	337K	577K	550K	1.218M	996K	2.863M	1.995M
	2006	+5%	+3%	+14%	+14%	+15%	+12%	+10%	+12%	+3%	+8%	-13%
2005	2004	802K	565K	686	297K	294K	517K	499K	1.085M	965K	2.650M	2.300M

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 Change	2005	1.579M	1.200M	1283	487K	440K	1.078M	770K	1.850M	1.578M	3.448M	2.560M
	2006	+8%	+2%	+14%	+3%	-2%	+29%	+10%	+5%	-4%	+0%	-24%
2005	2004	1.465M	1.175M	1,125	471K	447K	835K	699K	1.759M	1.650M	3.459M	3.360M

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

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