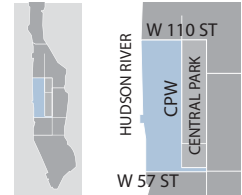


west side

Demand for property on Manhattan's West Side remains strong, with area condos commanding median prices upwards of 13% over 2005. The value of condos here also continues to appreciate, as the price per square foot increased a modest 6%. Co-op sales also were very solid, and underwent average sale price and price per square foot increases of 16% and 11% respectively.

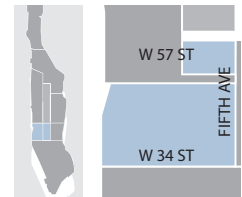


Co-ops	Average Sale Price	Median Price	Avg Price per sf	Studio		1 BR		2 BR		3+ BR	
				Average Price	Median Price	Average Price	Median Price	Average Price	Median Price	Average Price	Median Price
2006	1.218M	707K	984	366K	349K	612K	570K	1.435M	1.150M	3.587M	2.447M
Change	+16%	+3%	+11%	+8%	+4%	+5%	+4%	+21%	+17%	+23%	+6%
2005	1.052M	685K	883	340K	335K	585K	550K	1.186M	979K	2.908M	2.316M

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	1.627M	1.057M	1,224	537K	499K	873K	790K	1.632M	1.435M	4.439M	3.120M
Change	+1%	+13%	+6%	+2%	+3%	+10%	+5%	+12%	+10%	+10%	+24%
2005	1.610M	932K	1,152	527K	485K	796K	750K	1.463M	1.300M	4.041M	2.525M

midtown west

Midtown West was perhaps the most talked-about neighborhood in Manhattan in 2006 thanks to the breathless pace of new construction happening there. Its co-op market performed very well, as both average sale price and price per square foot increased 11%. With hundreds of studio and one-bedroom condos closing in the area in 2006, condominiums experienced a modest price decline of 3% but nevertheless were 4% more expensive on a price per square foot basis.



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	656K	540K	767	328K	315K	541K	525K	885K	891K	1.588M	1.550M
Change	+11%	+15%	+11%	+6%	+9%	+9%	+16%	+8%	+18%	-19%	-25%
2005	589K	469K	693	309K	289K	495K	453K	818K	755K	1.963M	2.063M

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	915K	748K	1,062	487K	470K	785K	754K	1.378M	1.298M	3.177M	3.147M
Change	-3%	+15%	+4%	+11%	+8%	+5%	+13%	-15%	-17%	-5%	-13%
2005	941K	650K	1,021	440K	435K	748K	670K	1.628M	1.566M	3.341M	3.608M

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

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