

Manhattan overall co-op and condo sales

	Q4 2005	Q4 2006	Percent Change
Average sales price	\$1,187,404	\$1,224,840	3.2%
Average price per sq ft	\$1,002	\$998	-0.4%
Median sales price	\$760,000	\$799,000	5.1%
Number of sales	1,574	2,441	55.1%
Days on market	137	149	8.8%
Listing inventory	5,964	5,934	-0.5%

(Source: Miller Samuel)

Average sales prices for co-ops and condos			
Neighborhood	Q4 2005	Q4 2006	Percent Change
Washington Heights	\$282,333	\$543,100	92.4%
Hamilton and Morningside Heights	\$355,157	\$506,355	42.6%
Soho and Tribeca	\$2,060,360	\$2,491,298	20.9%
Lincoln Center	\$1,519,894	\$1,820,871	19.8%
Inwood	\$334,950	\$382,857	14.3%
Uptown	\$502,255	\$559,307	11.4%
Downtown	\$1,028,976	\$1,136,260	10.4%
Upper West Side	\$1,328,398	\$1,419,626	6.9%
Midtown East and Turtle Bay	\$1,311,235	\$1,325,688	1.1%
Upper East Side	\$1,385,439	\$1,381,453	-0.3%
Midtown West and Clinton	\$923,800	\$916,322	-0.8%
Harlem and East Harlem	\$665,641	\$652,014	-2.0%
Greenwich Village	\$1,108,686	\$1,079,025	-2.7%
Chelsea	\$1,061,966	\$992,465	-6.5%
Lenox Hill	\$1,793,241	\$1,670,316	-6.9%
Fort George	\$469,825	\$418,050	-11.0%
Manhattan	\$1,187,404	\$1,224,840	3.2%
(Source: Miller Samuel)			
Median sales prices for co-ops and condos			
Neighborhood	Q4 2005	Q4 2006	Percent Change
Washington Heights	\$270,000	\$515,000	90.7%
Hamilton and Morningside Heights	\$242,000	\$415,000	71.5%
Midtown East and Turtle Bay	\$725,000	\$875,000	20.7%
Uptown	\$440,000	\$510,000	15.9%
Midtown West and Clinton	\$780,000	\$860,000	10.3%
Soho and Tribeca	\$2,005,000	\$2,175,000	8.5%
Upper West Side	\$849,000	\$895,000	5.4%
Downtown	\$749,000	\$775,000	3.5%
Lenox Hill	\$975,000	\$999,000	2.5%
Lincoln Center	\$988,500	\$999,000	1.1%
Upper East Side	\$850,000	\$848,000	-0.2%
Greenwich Village	\$750,000	\$736,500	-1.8%
Inwood	\$333,000	\$315,000	-5.4%
Harlem and East Harlem	\$677,000	\$630,000	-6.9%
Fort George	\$440,000	\$399,000	-9.3%
Chelsea	\$999,000	\$735,000	-26.4%
Manhattan	\$760,000	\$799,000	5.1%
(Source: Miller Samuel)			

Average prices per sq ft for co-ops and condos			
Neighborhood	Q4 2005	Q4 2006	Percent Change
Harlem and East Harlem	\$474	\$678	43.0%
Soho and Tribeca	\$1,048	\$1,332	27.1%
Uptown	\$478	\$572	19.7%
Hamilton and Morningside Heights	\$520	\$559	7.5%
Lincoln Center	\$1,186	\$1,268	6.9%
Midtown West and Clinton	\$1,003	\$1,071	6.8%
Washington Heights	\$428	\$454	6.1%
Downtown	\$969	\$1,010	4.2%
Chelsea	\$1,001	\$978	-2.3%
Greenwich Village	\$1,091	\$1,063	-2.6%
Upper West Side	\$1,084	\$1,054	-2.8%
Midtown East and Turtle Bay	\$1,039	\$1,009	-2.9%
Upper East Side	\$1,027	\$987	-3.9%
Lenox Hill	\$1,129	\$1,075	-4.8%
Inwood	\$421	\$370	-12.1%
Fort George	\$531	\$437	-17.7%
Manhattan	\$1,002	\$998	-0.4%

(Source: Miller Samuel)

Number of co-op and condo sales tracked		
	Q4 2005	Q4 2006
Chelsea	90	108
Downtown	580	867
Fort George	12	20
Greenwich Village	83	144
Hamilton and Morningside Heights	7	31
Harlem and East Harlem	27	65
Inwood	10	7
Lenox Hill	119	134
Lincoln Center	122	188
Midtown East and Turtle Bay	182	253
Midtown West and Clinton	58	162
Soho and Tribeca	67	96
Upper East Side	390	486
Upper West Side	306	527
Uptown	62	143
Washington Heights	6	20
Manhattan*	1,574	2,441

(Source: Miller Samuel; * figure is less than the sum of the column because submarkets overlap)