

Manhattan

Number of current listings (for Manhattan agents)

Firm	2005	2004	Last year
1. Elliman	1,042	1,159	1
2. Corcoran	1,017	1,003	2
3. Bellmarc	536	541	4
4. Halstead	426	446	5
5. B. Harris	368	571	3
6. Sotheby's	207	267	6
7. Stribling	153	230	8
8. CBHK	107	244	7
9. Warburg	97	141	10
10. F. Keats	93	(not on list)	

Average listings per Manhattan agent

Firm	2005	2004	Last year
1. Bellmarc	2.03	2.05	3
2. Sotheby's	1.71	2.40	2
3. B. Harris	1.52	3.06	1
4. Corcoran	1.21	1.40	5
5. Elliman	.92	1.23	8-tie
6. Halstead	.89	1.23	8-tie
7. Stribling	.85	1.31	6
8. F. Keats	.76	(not on list)	
9. Warburg	.55	1.27	7
10. CBHK	.38	1.15	10

Number of Manhattan agents

Firm	2005	2004	Last year
1. Elliman	1,132	940	1
2. Corcoran	839	718	2
3. Halstead	480	363	3
4. CBHK	279	212	5
5. Bellmarc	263	264	4
6. B. Harris	242	186	6
7. Stribling	179	175	7
8. Warburg	177	111	10
9. F. Keats	122	(not on list)	
10. Sotheby's	121	113	9

Median \$ amount per listing (for Manhattan agents)

Firm	2005	2004	Last year
1. Sotheby's	5,092,308	2,750,000	1
2. B. Harris	3,920,432	1,390,000	4
3. Stribling	3,303,800	1,972,500	2
4. Corcoran	2,743,985	1,100,000	5
5. Warburg	2,431,938	1,675,000	3
6. Elliman	2,140,307	975,000	6
7. Halstead	1,572,872	890,000	7
8. CBHK	1,274,458	569,000	10
9. Bellmarc	1,146,927	622,000	9
10. F. Keats	1,103,787	(not on list)	

Total \$ amount in listings (for Manhattan agents)

Firm	2005	2004	Last year
1. Corcoran	2,790,633,000	2,221,147,000	2
2. Elliman	2,230,200,000	2,321,798,000	1
3. B. Harris	1,442,719,000	1,869,348,000	3
4. Sotheby's	1,054,107,805	1,231,669,000	4
5. Halstead	670,043,415	597,209,000	6
6. Bellmarc	619,340,475	520,551,000	7
7. Stribling	512,089,000	802,607,000	5
8. Warburg	235,897,997	354,065,000	8
9. CBHK	136,367,035	217,318,000	10
10. F. Keats	104,859,749	(not on list)	

Manhattan agents with no listings

Firm	2005	2004	Last year
1. F. Keats	63.1%	(not on list)	
2. CBHK	61.6%	50.9%	3
3. Halstead	60.2%	52.8%	1
4. Elliman	59.9%	52.5%	2
5. Stribling	48.6%	41.7%	6
6. Corcoran	46.7%	39.2%	7
7. Warburg	42.9%	49.5%	4
8. Sotheby's	40.5%	31.8%	9
9. B. Harris	39.2%	22%	10
10. Bellmarc	30.7%	32.9%	8

Manhattan (continued)

Manhattan agents with a \$4M listing or higher

Firm	2005	2004	Last year
1. Sotheby's	33.9% / 41 agents	38.9%	1
2. B. Harris	23.1% / 56 agents	28.4%	2
3. Stribling	15.6% / 28 agents	18.2%	3
4. Corcoran	10.4% / 88 agents	9.4%	5
5. Warburg	7.9% / 14 agents	14.4%	4
6. Halstead	7.0% / 34 agents	2.7%	9
7. Elliman	6.3% / 71 agents	9.1%	6
8. Bellmarc	4.5% / 12 agents	4.1%	8
9. CBHK	1.8% / 5 agents	0.9%	10
10. F. Keats	1.6% / 2 agents	(not on list)	

Manhattan agents with a \$10M listing or higher

Firm	2005	Ranking last year
1. Corcoran	24	5
2. Elliman	22	1 - tie
3. Sotheby's	17	1 - tie
4. B. Harris	15	1-tie
5. Stribling	5	4
6. Halstead	4	8
7. Warburg	1	6
8. CBHK	1	10
9. Bellmarc	0	9
10. F. Keats	0	(not on list)

Manhattan's Top Listing Agents

Lenz and Chiang lead all others

Dolly Lenz, Douglas Elliman

Total Listings: 42

Listings in Manhattan: 28

Total Listings \$ Amount: \$536,950,000

Manhattan listings by neighborhood:

11 Upper East Side

10 Midtown

5 Upper West Side

2 Downtown

Manhattan listings by housing type:

18 condos

5 co-ops

5 townhouses

Highest priced listings:

\$58.25 million house in

Cove Spring, Barbados

\$45 million house in East Hampton

\$43.8 million house in London, UK

\$29.5 million in Southampton

\$28.248 condo at 845 UN Plaza

Carrie Chiang, Corcoran

Total Listings: 29

Listings in Manhattan: 29

Total Listings \$ Amount: \$277,535,000

Manhattan listings by neighborhood:

21 Upper East Side

6 Upper West Side

1 Midtown

1 Downtown

Manhattan listings by housing type:

20 condos

5 co-ops

4 townhouses

Highest priced listings:

\$21 million condo at 3 East 95th Street
(Carhart Mansion)

\$21 million condo at 3 East 95th Street
(Carhart Mansion)

\$20.9 million condo at

1 Central Park West

*Data collected from Corcoran and Elliman Web sites

Last exit to Brooklyn

Manhattan-based firms in the brownstone borough

Number of agents based in Brooklyn

1. Corcoran	156
2. Brown Harris	43
3. Halstead	35
4. Elliman	20

(No other firms on list have Brooklyn-based agents)

Average listings per Brooklyn agent

1. Corcoran	1.77
2. B. Harris	1.60
3. Halstead	1.25
4. Elliman	.65

Current listings in Brooklyn

1. Corcoran	292* (277)**
2. Brown Harris	72 (69)
3. Halstead	55 (44)
4. Elliman	54 (13)
5. CBHK	9
6. Bellmarc	4
7. Stribling	2
8. F. Keats	2
9. Sotheby's	0
10. Warburg	0

*Total listings for firm

**Listings for brokers based in Brooklyn

Total \$ amount in Brooklyn listings (for Brooklyn-based agents)

1. Corcoran	\$314,190,000
2. B. Harris	\$117,373,850
3. Halstead	\$52,895,400
4. Elliman	\$16,162,000

Median \$ amount per listing

1. B. Harris	1,778,392
2. Halstead	1,202,168
3. Corcoran	1,061,453

Most expensive properties

Douglas Elliman

Julie Kammerer, Barbara Kemp

(shared with Stribling agent)

\$29.5 million townhouse on East 64th Street

Dolly Lenz

\$28.25 million condo at 845 UN Plaza

Richard Ferrari, Drew Glick (shared with Sotheby's agents)

\$25 million duplex condo at 515 Park Avenue

Sotheby's

Allison Koffman, Sybille Novack

\$29.5 million East 60s townhouse

Marguerite De La Poer, Ritchey Goodwin (shared with

Sotheby's agents)

\$25 million duplex condo at 515 Park Avenue

Robin Rothman

\$22 million condo on Park Avenue in East 60s

Stribling

Kirk Henckels (shared with Elliman agents)

\$29.5 million townhouse on East 64th Street

Susan Wires

\$13.5 million duplex loft condo at 30 Crosby Street

Liz Fishman

\$12 million mansion in Brooklyn Heights

Warburg

Richard Steinberg

\$12 million townhouse at 39 East 74th Street

Hala Lawrence

\$9 million co-op at 1136 Fifth Avenue

Angel Joseph, Arlene Reed

\$8.2 million condo at 521 Park Avenue

Coldwell Banker Hunt Kennedy

Edward Joseph

\$10 million townhouse at 57 West 69th Street

Nena Marlo

\$7.5 million townhouse at 1055 Lexington Avenue

Mary Rolland

\$5.5 million townhouse at 355 Central Park West

Corcoran

Sharon Baum (shared with BHS agents)

\$70 million penthouse co-op at St. Pierre Hotel

Leighton Candler, Neal Sroka

\$34 million mansion at 28 East 78th Street

Deborah Grubman, Carol Cohen

\$32 million townhouse at 5 East 64th Street

Brown Harris Stevens

Elizabeth Sample, Brenda Powers

(shared with Corcoran agent)

\$70 million penthouse co-op at St. Pierre Hotel

Kathy Sloane

\$38 million Park Avenue duplex condo

Paula Del Nunzio

\$31 million townhouse on East 62nd Street

Sami Hassoumi

\$31 million townhouse on East 67th Street

Bellmarc

Jamie Mitchell

\$6 million condo at 515 Park Avenue

Michael Stansfield

\$5.28 million Central Park West condo

Svetlana Choi

\$5.08 million Upper West Side condo

Halstead

Jessica Won-Kyung Lee, Suzette Meshulam

\$12.995 million Tribeca loft property

Danica Cordell-Reeh

\$10.75 million townhouse at 6 East 10th Street

Anna Moy

\$10 million condo loft on North Moore Street in Tribeca

Fenwick-Keats

Mike Sieger

\$6 million townhouse at 1149 Park Avenue

Sandra Smith

\$5.5 million townhouse at 83rd Street and Lexington Avenue

(Manhattan properties only)