

Records set in 2006

Residential

A record amount was paid in Wall Street bonuses in 2006: \$23.9 billion. This is a 17 percent increase over 2005's record number.

The record average sale price for a Manhattan apartment was set in the second quarter of 2006: \$1,386,193.

Manhattan saw a record average per square foot price for an apartment, \$1,083, in the second quarter of 2006.

Manhattan inventory reached a record of 7,640 units on the sales market in the second quarter of 2006.

The North American record for total condo sales was broken at 15 Central Park West, which passed \$1.2 billion in sales in summer 2006.

The priciest residential sale in New York City history was the Harkness Mansion at 4 East 75th Street, which closed for \$53 million. Investment banker J. Christopher Flowers bought the 20,000-square-foot, 25-room townhouse.

New York City's most expensive apartment sale is a 10,000-square-foot condo at 15 Central Park West for \$45 million, a deal that took place at the beginning of 2006.

The priciest residential sale south of Central Park would be the townhouse at 11 West 10th Street that has been asking \$37.5 million. The price will be a record if the 15,000-square-foot townhouse closes near its asking price.

The most expensive asking price for a residence in New York City is the \$70 million triplex penthouse above the Pierre Hotel. It was first listed for sale in November 2004.

The highest price paid for a Harlem condo is \$6.6 million. A full-floor, 5,000-square-foot unit at 111 Central Park North went into contract for that amount in fall 2006.

The record price for a Harlem townhouse was set in spring 2006 with the \$3.89 million sale of 320 Convent Avenue.

A record price for a Red Hook townhouse was set in summer 2006 with the \$1.06 million purchase of a two-family home at 105 Pioneer Street.

The tallest residential building in the City Hall area will be the 850-foot, 75-story Beekman Tower on the corner of Spruce and Beekman streets. The Frank Gehry-designed building is expected to have as many as 800 residential units. Ground was broken in October but the project won't be ready for occupancy until 2010.

The tallest building in Soho will be the 45-story Trump Soho Hotel Condominium at 246 Spring Street. Construction began in November and is expected to be completed in two years.

Chelsea's tallest condo will be the 40-story Chelsea Stratus on Sixth Avenue between 24th and 25th streets. The developer, LCOR, recently began construction.

The tallest buildings on the Upper West Side will be Extell Development's Ariel East and Ariel West buildings on 99th and 100th streets and Broadway. Ariel East is expected to rise 39 stories and Ariel West, 34 stories.

The tallest building in the East Village will be a 23-story hotel between 5th and 6th streets diagonally across from Cooper Square. Peck Moss Hotel Group is developing the project.

Brooklyn's tallest condo is also the borough's tallest building: the 512-foot One Hanson Place, also known as the Williamsburgh Savings Bank building. The conversion's 189 units went on sale in summer 2006; occupancy is set for fall 2007.

Brooklyn's tallest new residential building will be the 40-story 306 Gold Street. The Downtown Brooklyn tower is scheduled to be completed in 2008.

The tallest buildings in Jersey City will be the 55-story Trump Plazas I and II when they are completed.

The most expensive rents in Manhattan are in Soho and Tribeca. The average rent in the neighborhoods was \$4,316 a month in October 2006, according to reports.

The country's most expensive ZIP code, 11962, belongs to Sagaponack in the Hamptons. The town's median sales price was \$2.8 million.

The most expensive neighborhood in Queens is Whitestone. The average sales price for a single-family home was in the \$700,000s in spring 2006.

Commercial

The biggest real estate transaction in U.S. history was the \$5.4 billion sale of Stuyvesant Town and Peter Cooper Village, which closed in November. MetLife sold the 11,232-unit residential complex to a group led by Tishman Speyer and Blackrock Realty.

The biggest single property sale in U.S. history was the \$1.8 billion purchase of 666 Fifth Avenue in early December. Tishman Speyer Properties sold the 1.5-million-square-foot office building to the Kushner Companies in a deal that was expected to close by the end of 2006. The deal also set a per square foot price record of \$1,200.

A record price for a New York hotel - \$1.4 million per room - was set in December 2006 with Istithmar's purchase of the 251-room Mandarin Oriental Hotel in the Time Warner Center. Istithmar had paid the previous record price for a hotel not slated for conversion earlier in the year, when it bought the W Hotel in Union Square for \$1.055 million per room.

Manhattan's most expensive office building is the GM Building at 767 Fifth Avenue, estimated in late 2006 to be worth \$3 billion. Brokers say it has the highest office rents in the city, tied with 9 West 57th Street, at \$175 per square foot.

The largest leveraged buyout in history was announced in November with the Blackstone Group's \$36 billion acquisition of Equity Office Properties. The deal was expected to close in the first quarter of 2007. The price includes \$16 billion in debt. Equity Office is the nation's largest owner of office properties, with a portfolio that includes 590 buildings.

The lowest capitalization rate for a trophy office property bought by a foreign purchaser was 3.5 percent for 280 Park Avenue, according to analysts. Istithmar bought the building for \$1.2 billion from Boston Properties in summer 2006.

Brooklyn's biggest real estate deal will be the sale of the 5,881-unit Starrett City housing complex, if it sells for close to its asking price of more than \$1 billion. The property was placed on the market in November.

Another record average rent for Manhattan Class A office space was posted in November 2006: \$66.65 a square foot. The previous record was \$63.26 per square foot the month before.

The Plaza commercial district saw a record average asking rent for Class A office space, \$88.45 per square foot, in October 2006. The Plaza district is the largest Class A submarket in Manhattan.

2006 easily set a record for investment sales volume in the city, with early estimates putting the number at \$31 billion. The number is a 140 percent increase over 2005's record.

Construction spending in city in 2006 was projected to hit a record \$20.8 billion. The previous record, set in 2005, was \$18.8 billion.

A record per-square-foot price for developable land - as much as \$800 to \$900 per square foot for land and air rights - could be set with the sale of 7-13 West 76th Street. The New York Historical Society could get more than \$120 million for the site.

The record retail rent paid in New York City is \$1,500 per square foot, set in the Trump Tower at 725 Fifth Avenue in December. Gucci signed the record lease and will move into the four-story, 46,000-square-foot space in 2008.

Madison Avenue median retail rents hit a record \$1,000 per square foot in September 2006. The price was a 26 percent increase over the same time in 2005.

The retail price record for East 86th Street is \$400 per square foot, according to brokers. Sprint Nextel agreed to pay the record price at 169 East 86th Street, where it renewed its lease in late 2006.

New York City's busiest retail intersection is at 34th Street and Seventh Avenue, according to a survey by Newmark Knight Frank. The second-busiest is at 34th Street and Broadway.

The city reached a record average hotel rate at the end of August 2006: \$241 per room per night. The rate was an 11 percent increase from 2005's record price of \$217.

The most expensive hotel room in the city is the Four Seasons' \$15,000-a-night Presidential Suite. With a starting room rate of \$815 per night, the Four Seasons in Manhattan is one of the most expensive hotels in the country.

Other

New York City's current population is a record 8.2 million. The number is projected to grow by nearly 1 million over the next 25 years.

New York is the nation's most expensive city, according to a survey released in summer 2006. New York was tied with Oslo for 10th most expensive city in the world.

The most expensive parking district in the country is Midtown, with a median price of \$574.12 per month.

Other notable numbers

Residential

Condos at Ian Schrager's 40 Bond Street were selling for \$3,000 per square foot early in 2006. Units in contact at the 11-story, 22-unit condo include a \$3.5 million one-bedroom.

The 25-foot-wide, five-story mansion at 20 East 64th Street was asking \$90,000 a month in rent in summer 2006. The 10,000-square-foot mansion was purchased in spring 2006 by Irish investor Derek Quinlan from investment banker Robert de Guardiola for \$28 million.

Manhattan's rental vacancy was 0.43 percent at the end of May 2006. The number remained below 1 percent for the rest of the year.

The city's student population was estimated at 370,000 in spring 2006. NYU alone received a record 35,073 applications in 2006 for its next freshman class.

Commercial

The Class B building at 200 West 57th Street sold for more than \$1,000 per square foot, or \$126 million, in December 2006. The Feil Organization is in contract to buy the 14-story, 120,000-square-foot building from Eddie Trump.

The number of new or renovated hotel rooms expected to be ready in the city by 2010 is estimated at 13,000.

For the first time ever, both Midtown and Downtown made CB Richard Ellis' list of the world's most expensive office markets in fall 2006. Downtown, with its average rent of \$41.99 a foot, placed 48th on the list of 50 and Midtown - the most expensive office market in the country - placed 24th with its average rent of \$62.07.

The number of fully occupied Class A buildings in Manhattan remained at a five-year peak in the first quarter of 2006, with a total of 60 buildings. The same number were occupied in the final quarter of 2005 - the highest figure since Sept. 11.

Other

The #1 single in Germany in December 2006 was written by Prudential Douglas Elliman broker Rick Kelly and his friend and songwriting partner Anthony Little. Sales of the single topped 250,000.

The most expensive piece of art owned by Aby Rosen is a Francis Bacon worth \$15 million.