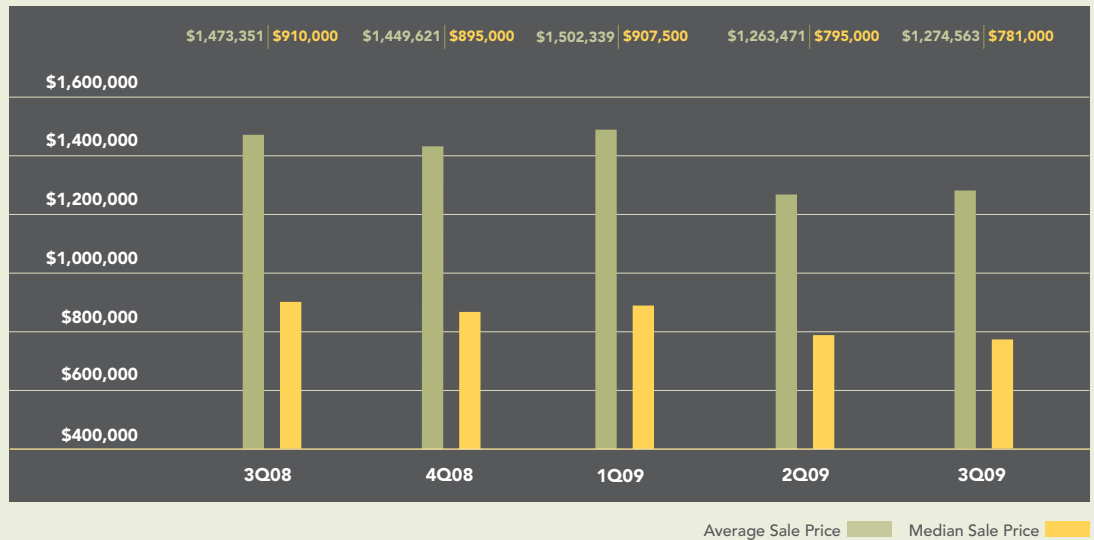


THIRD QUARTER 2009



Manhattan Cooperatives and Condominiums

Average and Median Sale Price



While both the average and median price fell over the past year for Manhattan apartments, the rate of decline was less than the prior quarter. Closing prices averaged \$1,274,563 during the third quarter, 13% less than a year ago. The median price of \$781,000 was 14% lower than the third quarter of 2008.

Cooperative Average Sale Price

Continued sluggishness in the high-end market brought the average co-op price down 22% from 2008's third quarter to \$934,400. For example, there were four co-op closings over \$30 million a year ago, but none during the third quarter of 2009.

| | Studio | 1-Bedroom | 2-Bedroom | 3+Bedroom | All |
|----------|-----------|-----------|-------------|-------------|-------------|
| 3rd Q 09 | \$331,046 | \$538,369 | \$1,069,517 | \$2,616,304 | \$934,400 |
| 2nd Q 09 | \$344,120 | \$564,083 | \$1,113,464 | \$2,731,939 | \$918,795 |
| 1st Q 09 | \$368,057 | \$600,955 | \$1,248,028 | \$3,559,886 | \$974,778 |
| 4th Q 08 | \$391,316 | \$616,136 | \$1,246,358 | \$4,279,841 | \$1,103,952 |
| 3rd Q 08 | \$400,109 | \$667,816 | \$1,264,292 | \$4,469,865 | \$1,199,909 |

Condominium Average Sale Price

While the average condo price was up slightly from a year ago, this figure is due to an increase in sales of larger units. The average size of condos sold during the quarter was 9% more than the third quarter of 2008.

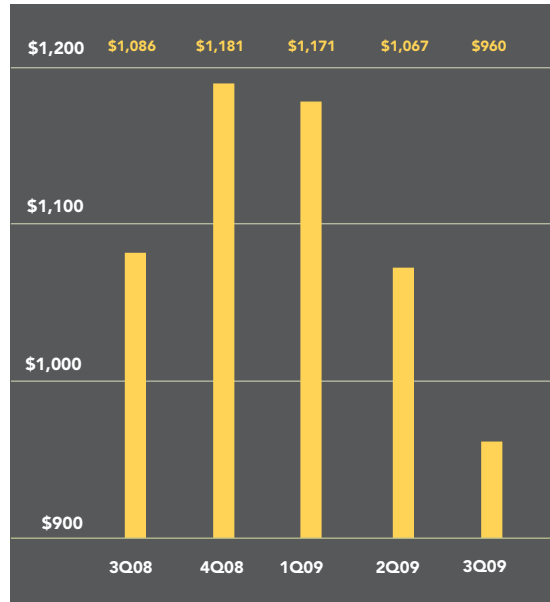
| | Studio | 1-Bedroom | 2-Bedroom | 3+Bedroom | All |
|----------|-----------|-----------|-------------|-------------|-------------|
| 3rd Q 09 | \$508,546 | \$792,866 | \$1,650,537 | \$3,931,684 | \$1,685,855 |
| 2nd Q 09 | \$541,930 | \$803,866 | \$1,653,244 | \$3,720,852 | \$1,619,716 |
| 1st Q 09 | \$612,656 | \$928,357 | \$1,612,381 | \$4,656,571 | \$1,910,251 |
| 4th Q 08 | \$620,998 | \$947,405 | \$1,819,192 | \$3,443,710 | \$1,713,124 |
| 3rd Q 08 | \$644,510 | \$912,414 | \$1,718,786 | \$4,370,368 | \$1,651,677 |

Average Price Per Square Foot

New Developments

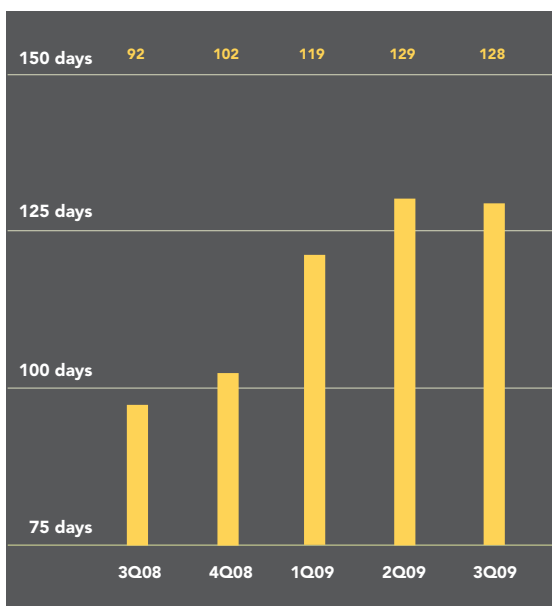


Lofts



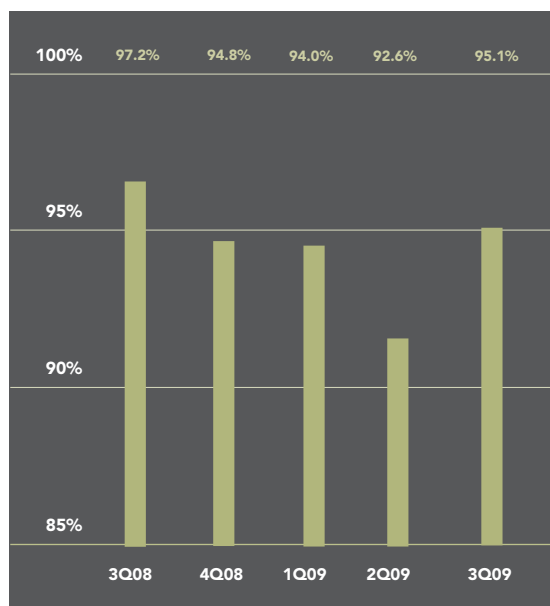
Apartments in new developments sold for an average of \$1,176 per square foot in the third quarter, 4% less than a year ago. The average price per square foot for loft apartments of \$960 was 12% lower than the third quarter of 2008.

Time on the Market



Excludes new developments and units listed over one year.

Asking Vs. Selling Price



Based on the last asking price. Excludes new developments.

It took an average of 128 days to obtain signed contracts for units closed in the third quarter, 39% longer than a year ago. Sellers received 95.1% of their last asking price, down from 97.2% in the third quarter of 2008.

East Side

Generally 59th to 96th Street, Fifth Avenue to the East River

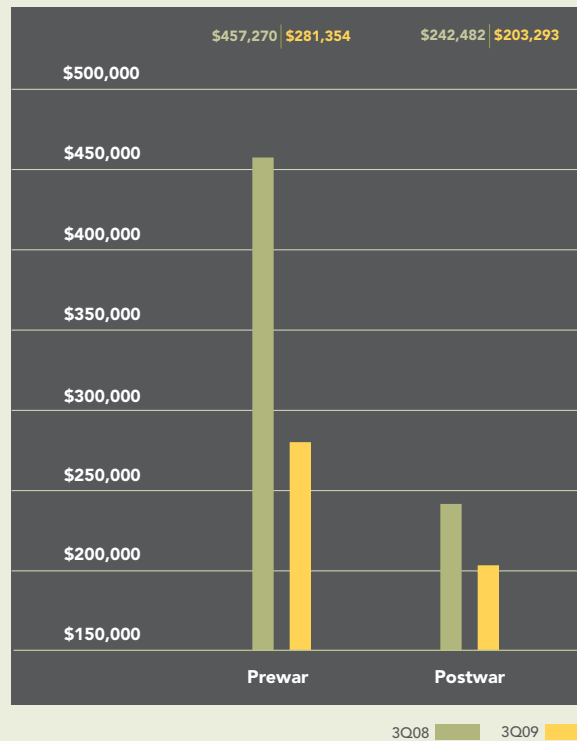
During last year's third quarter, there were 8 sales on the East Side of at least \$20 million. These sales, most of which were co-ops, brought the average price up sharply for both three-bedroom and larger units and for prewar co-ops.

With just one sale over \$20 million in 2009's third quarter recorded so far, the average price for East Side apartments with three or more bedrooms fell 42% from a year ago.

| | | Studio | 1-Bedroom | 2-Bedroom | 3+Bedroom |
|------------------|----------|-----------|-----------|-------------|-------------|
| Percent of Sales | 3rd Q 08 | 13% | 39% | 29% | 19% |
| | 3rd Q 09 | 12% | 34% | 28% | 26% |
| Average Price | 3rd Q 08 | \$412,776 | \$723,128 | \$1,623,043 | \$6,652,681 |
| | 3rd Q 09 | \$386,734 | \$590,337 | \$1,465,894 | \$3,852,286 |
| | % Change | -6% | -18% | -10% | -42% |

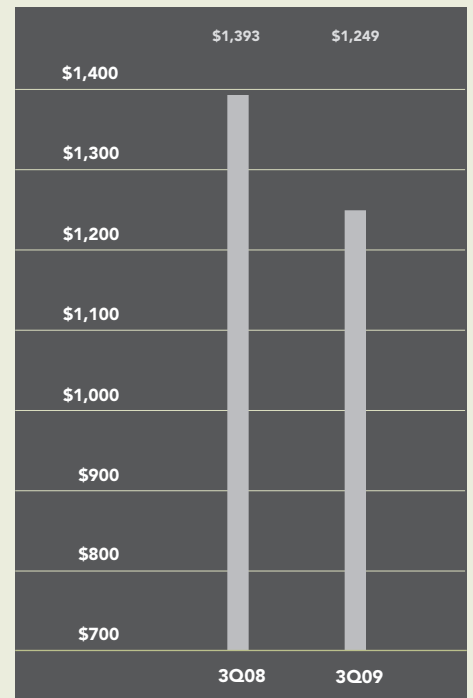
Cooperative

Average Price Per Room



Condominium

Average Price Per Square Foot



West Side

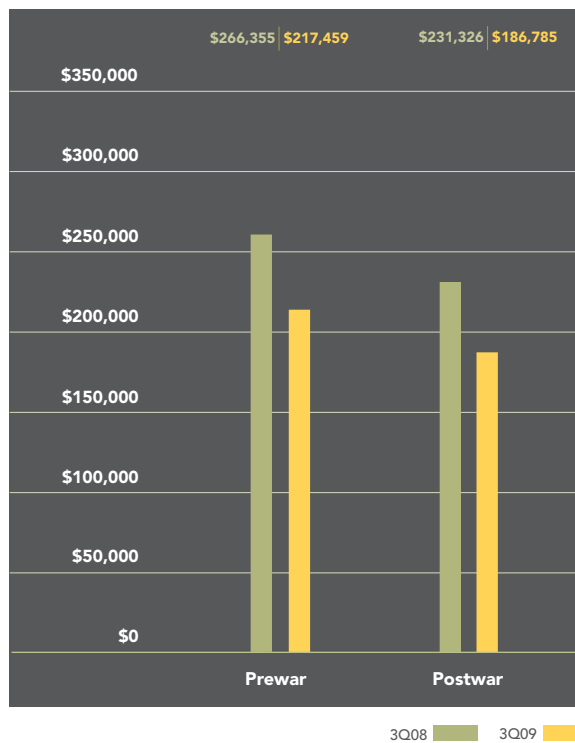
Generally 59th to 110th Street, Hudson River to West of Fifth Avenue

The average price for all sizes of apartments on the West Side fell over the past year, led by a 24% decline in one-bedrooms. Despite the large number of sales at 15 Central Park West a year ago, the average price per square foot for condos in this market fell just 10% during this time. This is lower than the decline in average price per room for co-ops.

| | | Studio | 1-Bedroom | 2-Bedroom | 3+Bedroom |
|------------------|----------|-----------|-----------|-------------|-------------|
| Percent of Sales | 3rd Q 08 | 10% | 37% | 37% | 16% |
| | 3rd Q 09 | 7% | 40% | 41% | 12% |
| Average Price | 3rd Q 08 | \$483,700 | \$829,661 | \$1,711,099 | \$4,100,499 |
| | 3rd Q 09 | \$401,021 | \$629,722 | \$1,382,135 | \$3,470,940 |
| | % Change | -17% | -24% | -19% | -15% |

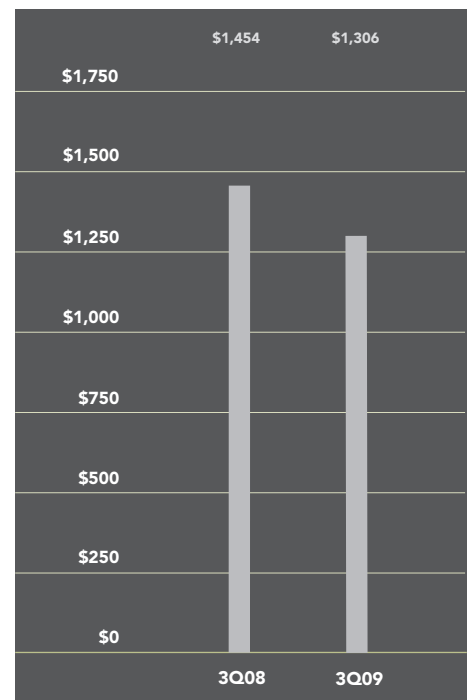
Cooperative

Average Price Per Room



Condominium

Average Price Per Square Foot

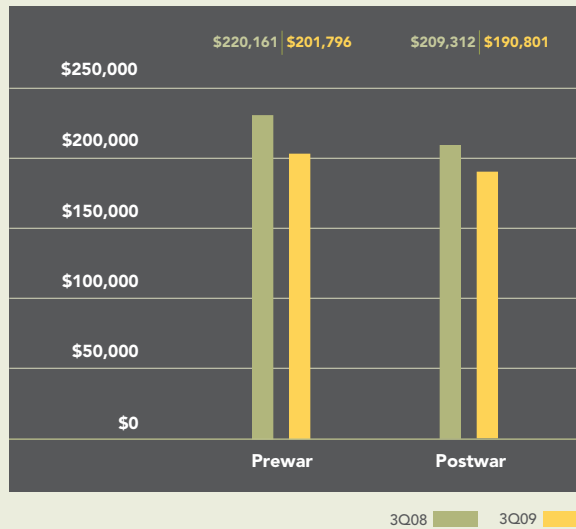


Midtown

Midtown East Generally 34th to 59th Street, Fifth Avenue to the East River

Cooperative

Average Price Per Room



Condominium

Average Price Per Square Foot

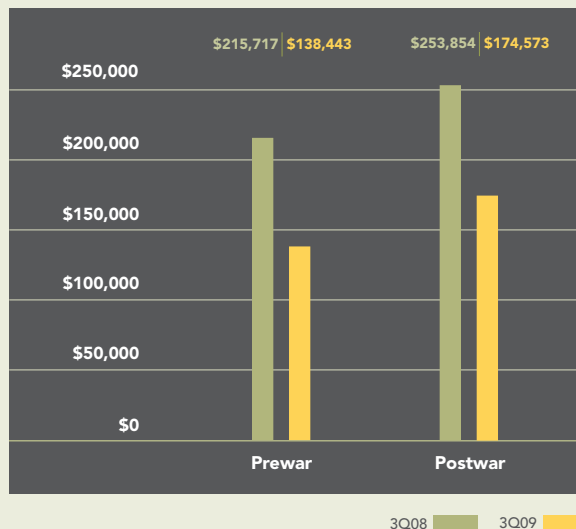


With very little activity at The Plaza compared to 2008's third quarter, the Midtown East average condo price per square foot fell 16% from a year ago to \$1,116. The average co-op price fell 8% per room for prewar and 9% for postwar apartments over the past year.

Midtown West Generally 34th to 59th Street, Hudson River to West of Fifth Avenue

Cooperative

Average Price Per Room



Condominium

Average Price Per Square Foot



Co-op prices in the Midtown West market posted sharp declines over the past year, as the average price per room for both prewar and postwar fell over 30% from a year ago. It's worth noting that the relatively small size of the postwar co-op market in this area can produce large fluctuations in data.

Downtown

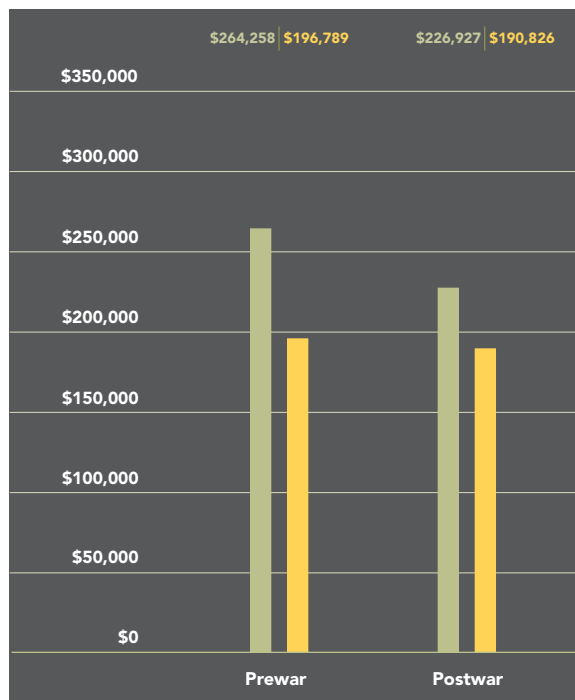
South of 34th Street

Downtown, condo prices continue to benefit from closings in new developments which accounted for 54% of condo sales in the third quarter. The average price per square foot of \$1,149 for all condos Downtown was just 5% lower than a year ago, a much smaller decrease than that in co-op prices. The average price for condos in new development was 10% higher than resale units last quarter, an indication of the premium these units receive.

| | | Studio | 1-Bedroom | 2-Bedroom | 3+Bedroom |
|------------------|----------|-----------|-----------|-------------|-------------|
| Percent of Sales | 3rd Q 08 | 14% | 43% | 32% | 11% |
| | 3rd Q 09 | 15% | 47% | 28% | 10% |
| Average Price | 3rd Q 08 | \$542,283 | \$856,176 | \$1,622,321 | \$2,872,343 |
| | 3rd Q 09 | \$426,982 | \$711,789 | \$1,427,071 | \$2,643,872 |
| | % Change | -21% | -17% | -12% | -8% |

Cooperative

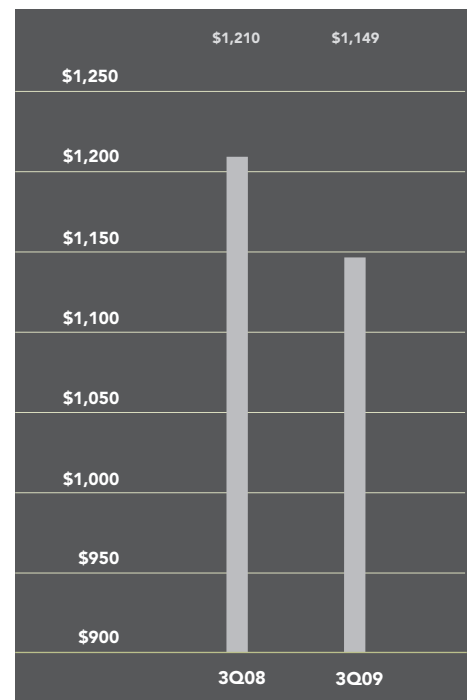
Average Price Per Room



3Q08 3Q09

Condominium

Average Price Per Square Foot



Northern Manhattan

Generally north of 96th Street on the East Side, and 110th Street on the West Side

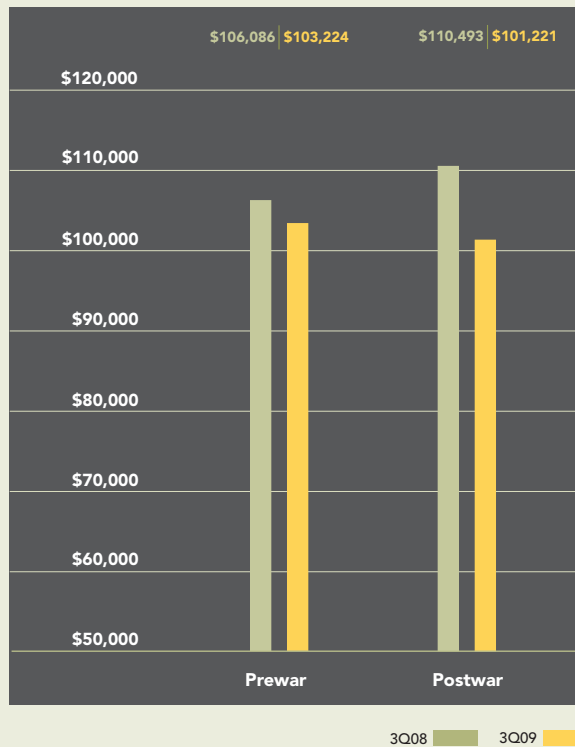
While the average price fell for all sizes of apartments in Northern Manhattan over the past year, the biggest declines were seen in smaller apartments. Studio prices averaged 32% less than the third quarter of 2008, while one-bedrooms fell 18%.

The co-op market fared better than condos, as the average price per room fell just 3% for prewar and 8% for postwar co-op apartments over the past year.

| | | Studio | 1-Bedroom | 2+Bedroom | 3+Bedroom |
|------------------|----------|-----------|-----------|-----------|-------------|
| Percent of Sales | 3rd Q 08 | 7% | 47% | 37% | 9% |
| | 3rd Q 09 | 7% | 40% | 41% | 12% |
| Average Price | 3rd Q 08 | \$341,593 | \$463,415 | \$583,584 | \$1,130,325 |
| | 3rd Q 09 | \$230,833 | \$380,770 | \$519,583 | \$964,950 |
| | % Change | -32% | -18% | -11% | -15% |

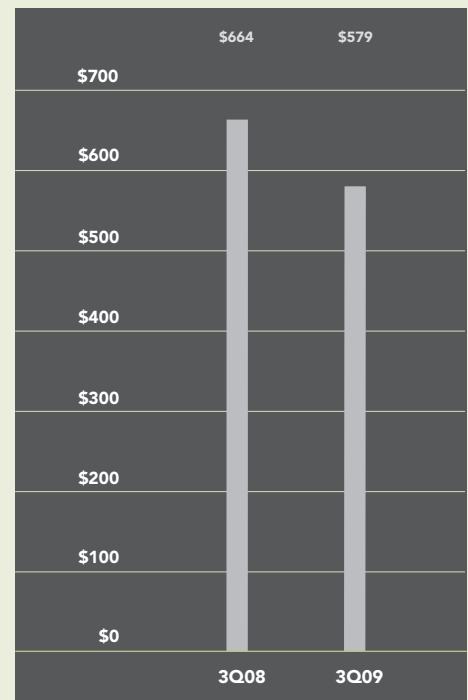
Cooperative

Average Price Per Room



Condominium

Average Price Per Square Foot



This report is based on 2,365 reported Manhattan apartment sales, 25% fewer than were reported during the comparable period a year ago.

Prepared by Gregory Heym, Chief Economist, Halstead Property, LLC

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Boerum Hill 495 Atlantic Avenue 718.613.2090
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