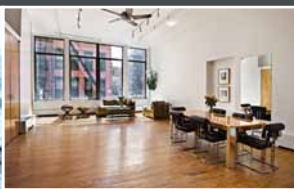
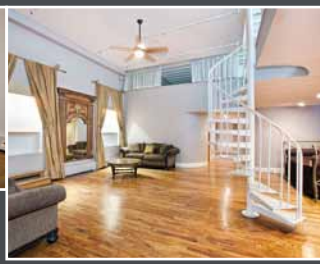


SOLD & SPECTACULAR



SoHo / 620 Broadway
Sold for \$1,637,500



NOW ON THE MARKET



Chelsea
151 West 17th St. Unit 3D
\$3,750,000



West Village
45 Christopher St. Unit 3F
\$1,230,000



West Village
35 West 9th St. Unit 7C
\$1,600,000

THE MEIER REPORT AUGUST 2011 meiergroupnyc.com

MANHATTAN SPOTLIGHT

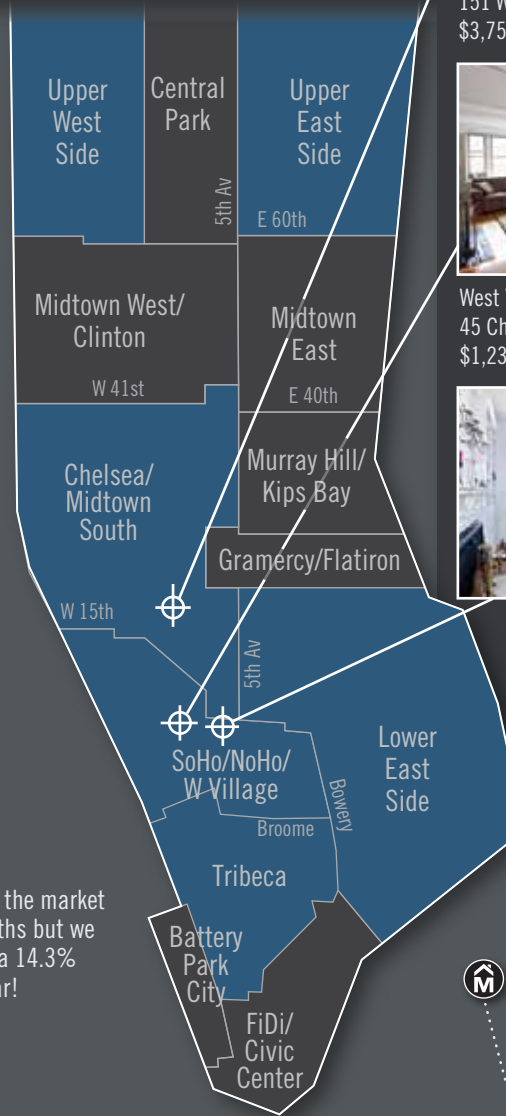
This heat may have slowed some people down, but not the buyers and sellers in Chelsea and TriBeCa. Overall the market is healthy and we are expecting the usual pickup in September.

VALUE OF YOUR CONDO

1-month change ▼ -0.11% 12-month change ▲ 1.08%

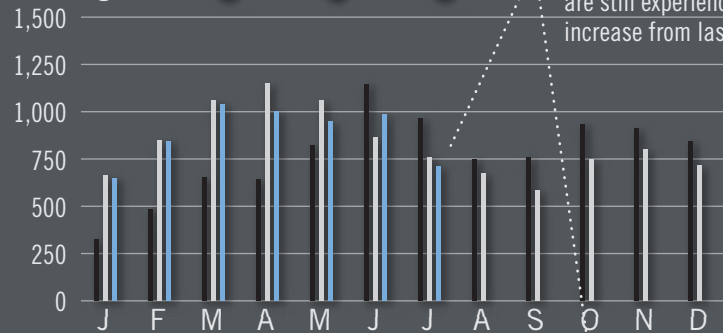
ACTIVITY

Inventory trends ● Active ● Pending sales



DEMAND

Pending sales ● 2009 ● 2010 ● 2011



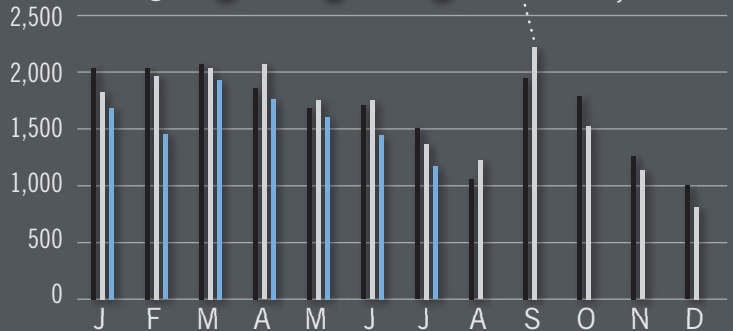
Summer slowed down the market in the past three months but we are still experiencing a 14.3% increase from last year!

Desperate for more purchasing options? September is around the corner, and if the last 2 years are any indication, we will be seeing more inventory soon!

	Number of units	3-month change	12-month change
All pending sales	2,376	▼ -8.4%	▲ 14.3%
< \$1 million	1,266	▼ -12.6%	▲ 1.4%
\$1-2 million	576	▼ -5.7%	▲ 12.1%
\$2-5 million	378	▼ -1.8%	▲ 12.5%
\$5 million+	156	▲ 4%	▲ 105.3%

SUPPLY

Active listings ● 2009 ● 2010 ● 2011



	Number of units	3-month change	12-month change
All active listings	7,292	▼ -7.5%	▼ -3.2%

IN THE NEIGHBORHOOD CHELSEA/MIDTOWN SOUTH

Buyers are grabbing inventory, and the supply is not keeping up! If you have an apartment for sale, List it!

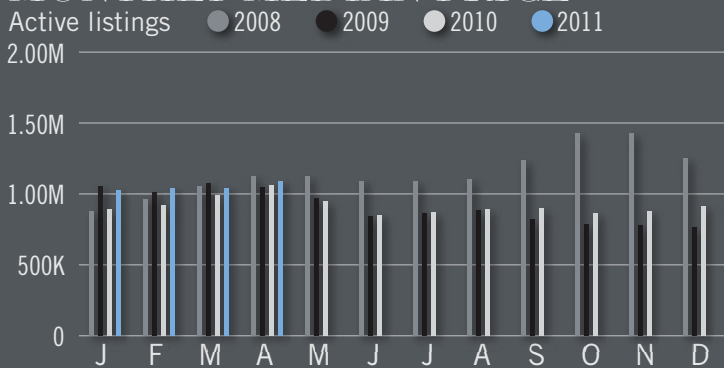
DEMAND	Number of units	3-month change	12-month change
All pending sales	218	▲ 11.2%	▲ 17.8%
< \$1 million	110	▲ 8.9%	▲ 12.2%
\$1-2 million	72	▲ 22%	▲ 41.2%
\$2-5 million	30	▼ -3.2%	▼ -9.1%
\$5 million+	6	▲ 20%	▲ 100%

SUPPLY	Number of units	3-month change	12-month change
All active listings	417	▼ -11.8%	▼ -15.4%
< \$1 million	203	▼ -8.1%	▼ -4.2%
\$1-2 million	97	▼ -20.5%	▼ -31.7%
\$2-5 million	81	▼ -12%	▼ -13.8%
\$5 million+	36	▼ -5.3%	▼ -20%

ACTIVITY



MONTHLY MEDIAN PRICE



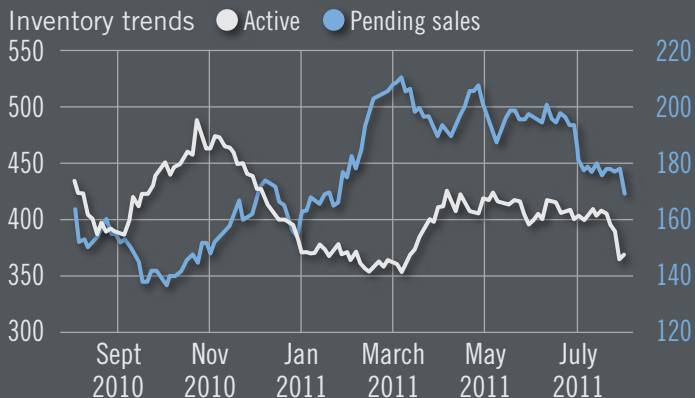
IN THE NEIGHBORHOOD LOWER EAST SIDE /E. VILLAGE /UNION SQUARE

Supply is down from 3 and 12 months ago. Buyers are eager for Sellers to list now and give them more purchasing options!

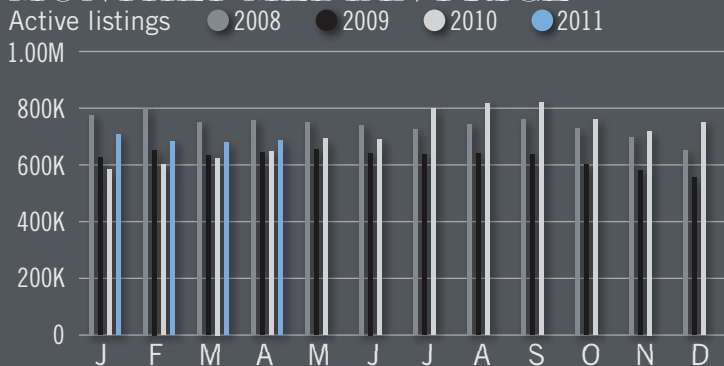
DEMAND	Number of units	3-month change	12-month change
All pending sales	169	▼ -14.6%	▲ 1.2%
< \$1 million	107	▼ -12.3%	▲ 10.3%
\$1-2 million	41	▼ -19.6%	▼ -8.9%
\$2-5 million	18	▼ -5.3%	— 0%
\$5 million+	3	▼ -50%	▼ -57.1%

SUPPLY	Number of units	3-month change	12-month change
All active listings	369	▼ -11.5%	▼ -17.3%
< \$1 million	223	▼ -13.9%	▼ -16.5%
\$1-2 million	69	▼ -8%	▼ -28.9%
\$2-5 million	51	▼ -13.6%	▼ -8.9%
\$5 million+	26	▲ 8.3%	— 0%

ACTIVITY



MONTHLY MEDIAN PRICE



IN THE NEIGHBORHOOD SoHo/NoHo/WEST VILLAGE

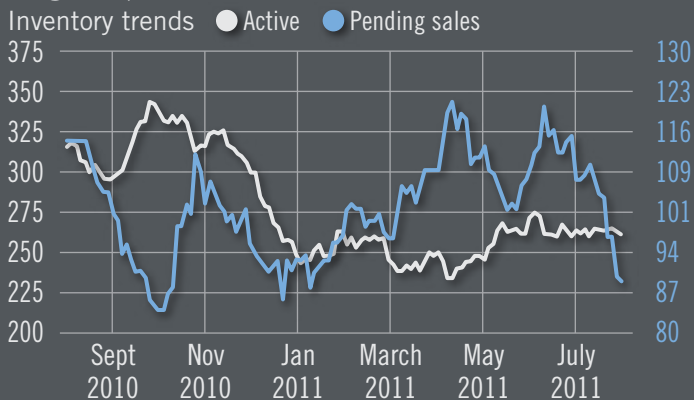
DEMAND

	Number of units	3-month change	12-month change
All pending sales	89	▼ -21.2%	▼ -23.3%
< \$1 million	44	▼ -34.3%	▼ -18.5%
\$1-2 million	22	— 0	▼ -21.4%
\$2-5 million	13	▼ -31.6%	▼ -43.5%
\$5 million+	10	▲ 100%	▼ -9.1%

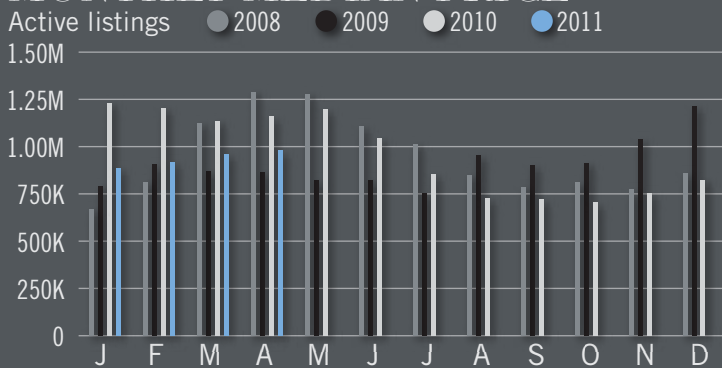
SUPPLY

	Number of units	3-month change	12-month change
All active listings	261	▲ 6.1%	▼ -18.7%
< \$1 million	112	▼ -2.6%	▼ -13.8%
\$1-2 million	35	▲ 25%	▼ -27.1%
\$2-5 million	57	▼ -8.1%	▼ -26%
\$5 million+	57	▲ 39%	▼ -13.6%

ACTIVITY



MONTHLY MEDIAN PRICE



IN THE NEIGHBORHOOD TRIBECA

Supply is not keeping up with demand, and buyers are standing by. Now is the time for sellers to get a great price for their property. Get the ball rolling and list today!

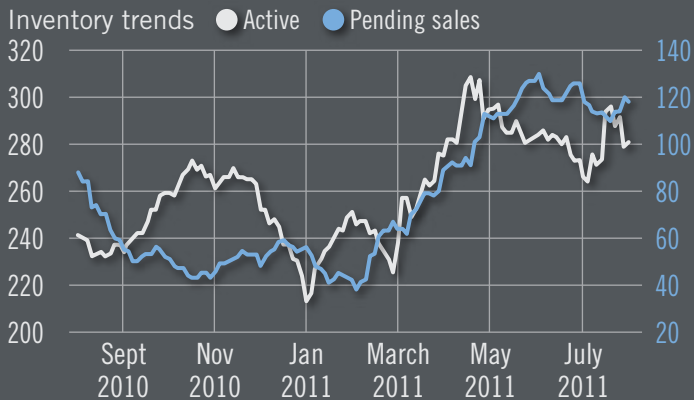
DEMAND

	Number of units	3-month change	12-month change
All pending sales	118	▲ 6.3%	▲ 26.9%
< \$1 million	9	— 0	▼ -30.8%
\$1-2 million	38	▼ -2.6%	▲ 65.2%
\$2-5 million	48	▲ 11.6%	▼ -2%
\$5 million+	23	▲ 15%	▲ 187.5%

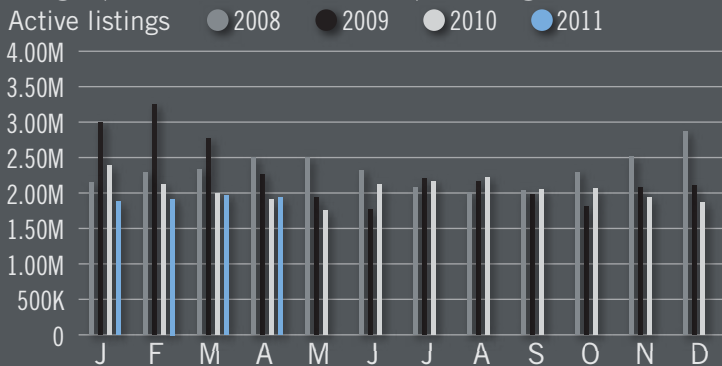
SUPPLY

	Number of units	3-month change	12-month change
All active listings	281	▼ -4.7%	▲ 15.2%
< \$1 million	21	▼ -4.5%	▼ -22.2%
\$1-2 million	83	▼ -9.8%	▲ 36.1%
\$2-5 million	120	▼ -6.3%	▲ 16.5%
\$5 million+	57	▲ 7.5%	▲ 7.5%

ACTIVITY



MONTHLY MEDIAN PRICE



IN THE NEIGHBORHOOD UPPER EASTSIDE

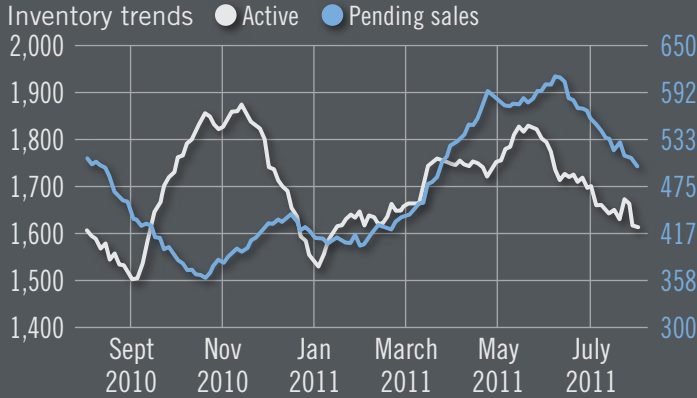
DEMAND

	Number of units	3-month change	12-month change
All pending sales	499	▼ -14%	▼ -12%
< \$1 million	220	▼ -19.1%	▼ -12%
\$1-2 million	132	▼ -11.4%	▼ -0.8%
\$2-5 million	111	▼ -3.5%	▲ 14.4%
\$5 million+	36	▼ -18.2%	▲ 50%

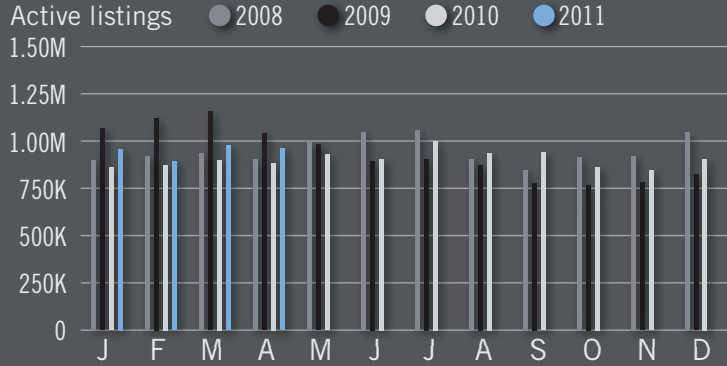
SUPPLY

	Number of units	3-month change	12-month change
All active listings	1,613	▼ -8%	▼ -0.9%
< \$1 million	872	▲ 0.3%	▲ 15.5%
\$1-2 million	320	▼ -12.6%	▼ -5.6%
\$2-5 million	248	▼ -26%	▼ -23.2%
\$5 million+	173	▼ -6%	▼ -17.6%

ACTIVITY



MONTHLY MEDIAN PRICE



IN THE NEIGHBORHOOD UPPER WESTSIDE

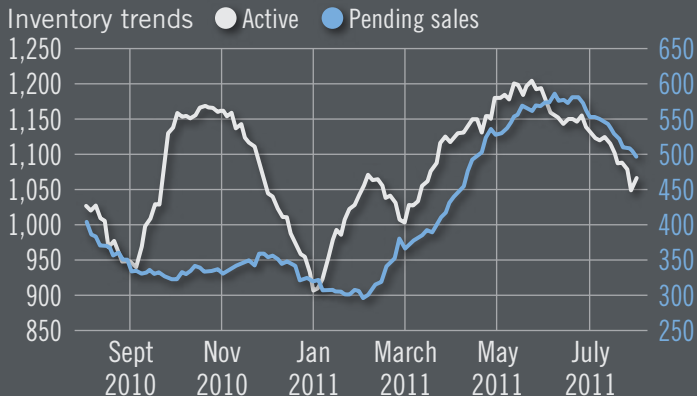
DEMAND

	Number of units	3-month change	12-month change
All pending sales	496	▼ -6.1%	▲ 23.4%
< \$1 million	223	▼ -10.4%	— 0
\$1-2 million	117	▼ -7.9%	▲ 21.9%
\$2-5 million	90	▼ -7.2%	▲ 34.3%
\$5 million+	66	▲ 20%	▲ 312.5%

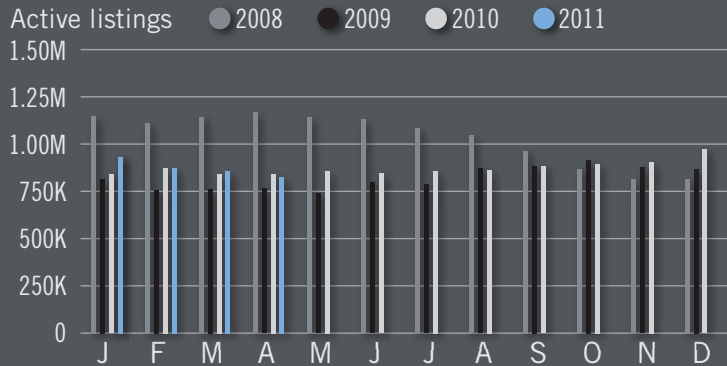
SUPPLY

	Number of units	3-month change	12-month change
All active listings	1,066	▼ -9.6%	▲ 2%
< \$1 million	535	▼ -9%	▼ -3.6%
\$1-2 million	212	▼ -9.8%	▼ -2.3%
\$2-5 million	222	▼ -12.6%	▲ 24.7%
\$5 million+	97	▼ -4.9%	— 2.1%

ACTIVITY



MONTHLY MEDIAN PRICE



Sources: UrbanDigs, LLC Street Easy

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