

**SOLD &
SPECTACULAR**



West Village / 35 W. 9th
Sold for \$1,600,000



**NEW
ON THE MARKET**



Upper West Side / 2 Columbus Ave.
2 bedroom / 2.5 bath
\$1,795,000

THE MEIER REPORT NOVEMBER 2011 meiergroupnyc.com

MANHATTAN SPOTLIGHT

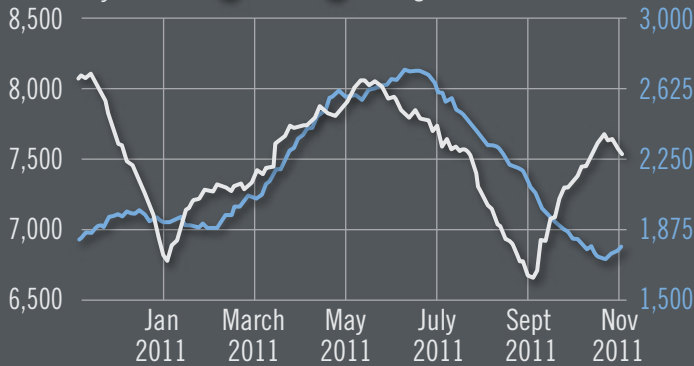
The market is active and it is the time to jump into the mix! Demand may be down, but we can tell you that there is NO lack of buyers out there. Over 10 requests to see our new Flatiron listing after only 3 days on the market.

VALUE OF YOUR CONDO

1-month change ▼-0.28% 12-month change ▼-1.22%

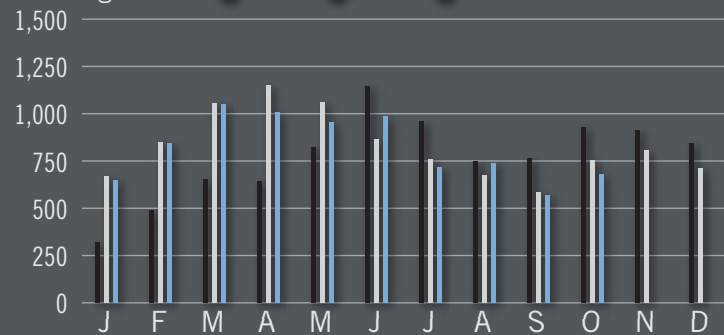
ACTIVITY

Inventory trends ● Active ● Pending sales

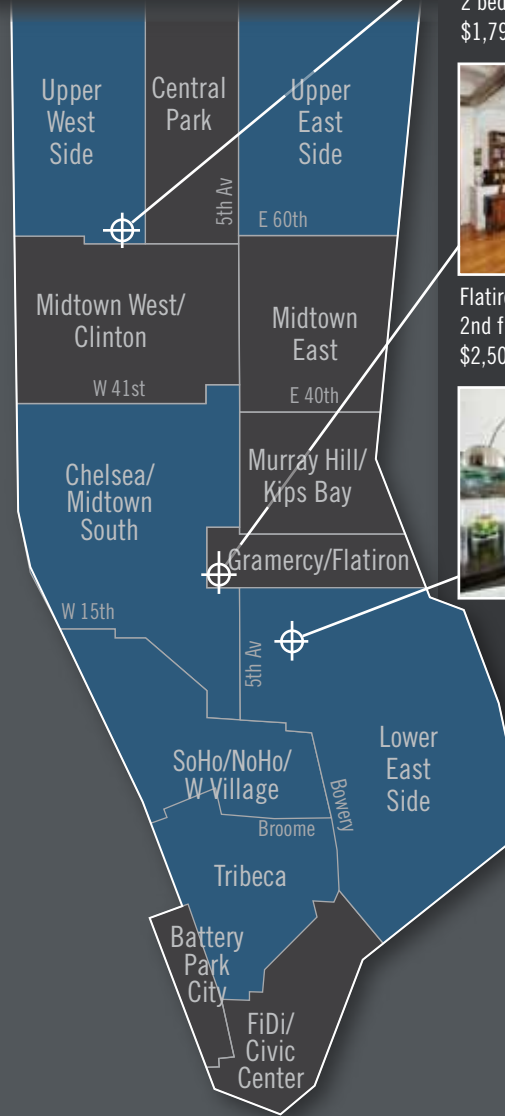


DEMAND

Pending sales ● 2009 ● 2010 ● 2011



	Number of units	3-month change	12-month change
All pending sales	1,762	▼ -25.5%	▼ -1%
< \$1 million	1,032	▼ -19%	▼ -5.6%
\$1-2 million	396	▼ -30%	▼ -3.6%
\$2-5 million	235	▼ -37.2%	▲ 10.3%
\$5 million+	99	▼ -34.9%	▲ 57.1%



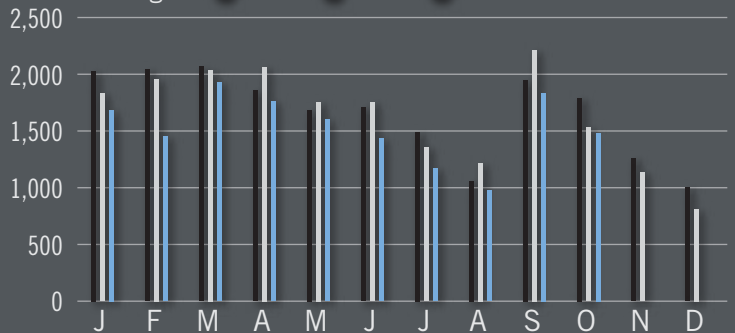
Flatiron / 9 West 20th Street
2nd flr loft / 2 bedrm / 2 bath
\$2,500,000



Lower East Side
115 Fourth Ave. Unit 6B
\$1,450,000

SUPPLY

Active listings ● 2009 ● 2010 ● 2011



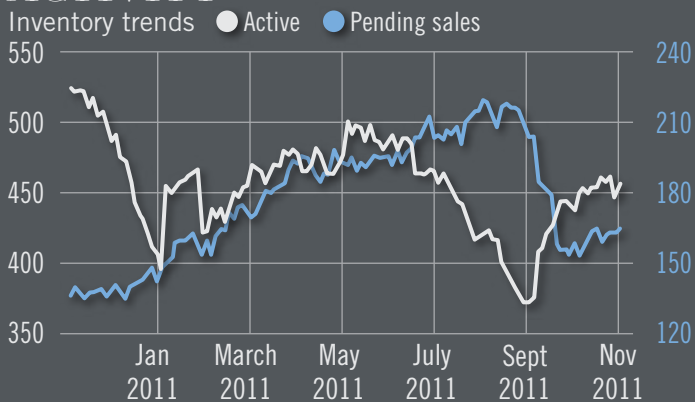
	Number of units	3-month change	12-month change
All active listings	7,549	▲ 4.6%	▼ -6.4%

IN THE NEIGHBORHOOD CHELSEA/MIDTOWN SOUTH

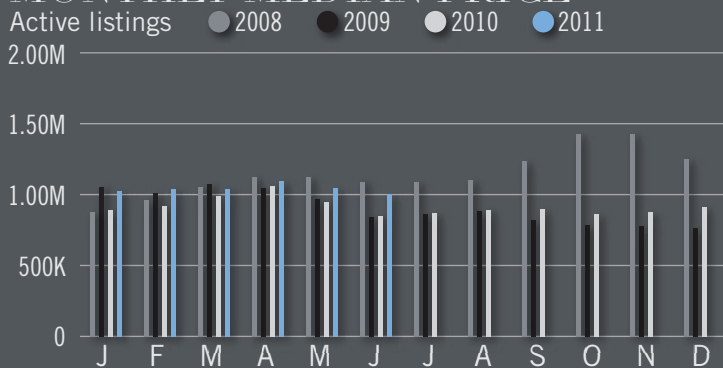
DEMAND	Number of units	3-month change	12-month change
All pending sales	164	▼ -24.1%	▲ 27.1%
< \$1 million	94	▼ -16.1%	▲ 32.4%
\$1-2 million	46	▼ -33.3%	▲ 31.4%
\$2-5 million	19	▼ -34.5%	▲ 26.7%
\$5 million+	5	▼ -16.7%	▼ -37.5%

SUPPLY	Number of units	3-month change	12-month change
All active listings	439	▲ 4.8%	▼ -16.2%
< \$1 million	193	▼ -4.9%	▼ -19.6%
\$1-2 million	110	▲ 12.2%	▼ -19.7%
\$2-5 million	98	▲ 21%	▲ 2.1%
\$5 million+	38	▲ 2.7%	▼ -25.5%

ACTIVITY



MONTHLY MEDIAN PRICE



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

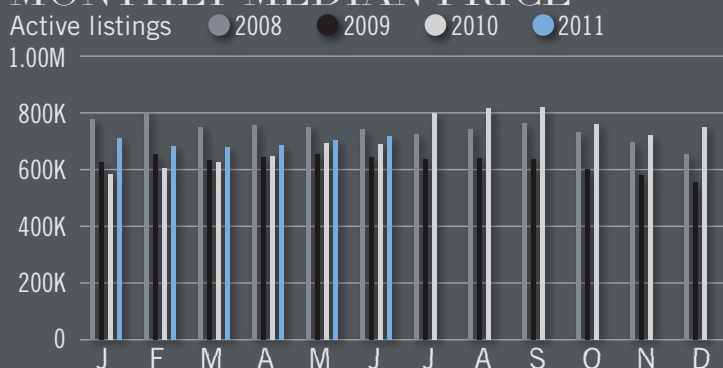
DEMAND	Number of units	3-month change	12-month change
All pending sales	127	▼ -26.6%	▼ -14.2%
< \$1 million	80	▼ -27.9%	▼ -19.2%
\$1-2 million	31	▼ -26.2%	▼ -20.5%
\$2-5 million	13	▼ -27.8%	▲ 116.7%
\$5 million+	3	▲ 50%	▼ -25%

SUPPLY	Number of units	3-month change	12-month change
All active listings	425	▲ 17.4%	▼ -8.2%
< \$1 million	272	▲ 24.2%	▼ -5.6%
\$1-2 million	68	▲ 1.5%	▼ -16%
\$2-5 million	61	▲ 19.6%	▼ -3.2%
\$5 million+	24	▼ -4%	▼ -22.6%

ACTIVITY



MONTHLY MEDIAN PRICE



IN THE NEIGHBORHOOD SoHo/NoHo/WEST VILLAGE

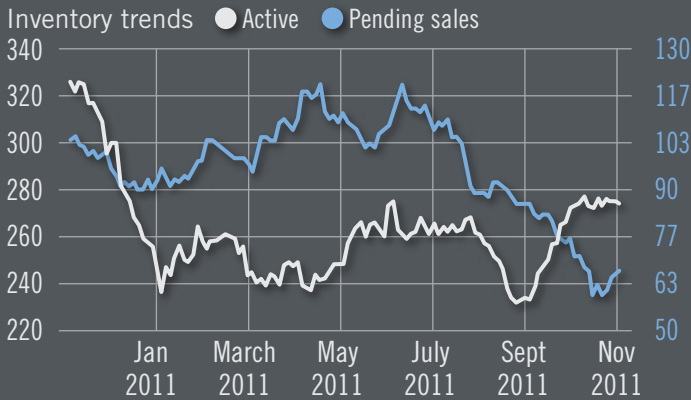
DEMAND

	Number of units	3-month change	12-month change
All pending sales	67	▼ -23.9%	▼ -35%
< \$1 million	36	▼ -18.2%	▼ -37.9%
\$1-2 million	18	▼ -14.3%	▼ -25%
\$2-5 million	5	▼ -61.5%	▼ -72.2%
\$5 million+	8	▼ -20%	▲ 166.7%

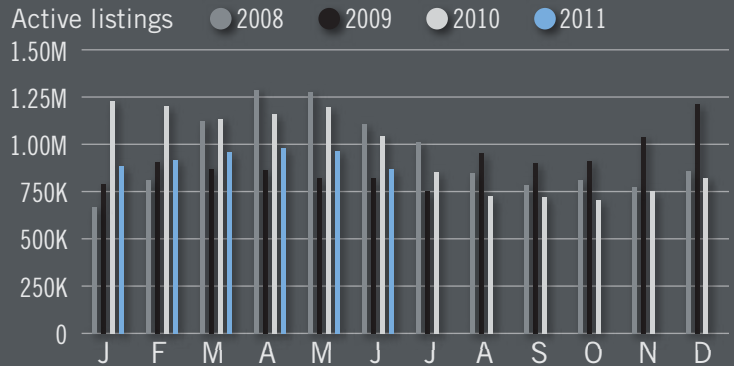
SUPPLY

	Number of units	3-month change	12-month change
All active listings	274	▲ 4.2%	▼ -13.3%
< \$1 million	109	▼ -2.7%	▼ -19.3%
\$1-2 million	40	▲ 14.3%	▼ -23.1%
\$2-5 million	66	▲ 13.8%	— 0%
\$5 million+	59	▲ 1.7%	▼ -6.3%

ACTIVITY



MONTHLY MEDIAN PRICE



IN THE NEIGHBORHOOD TRIBECA

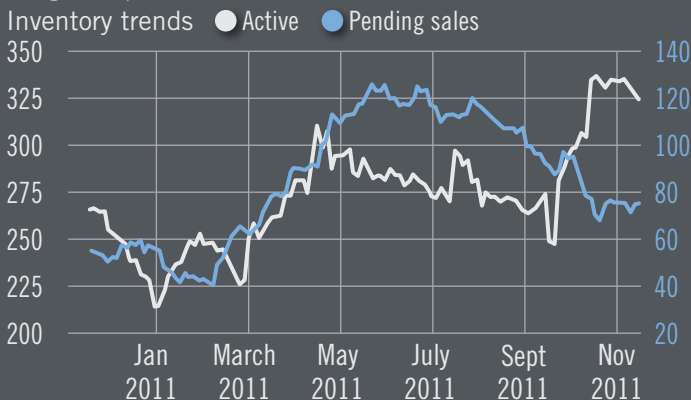
DEMAND

	Number of units	3-month change	12-month change
All pending sales	70	▼ -40.7%	▲ 55.6%
< \$1 million	5	▼ -44.4%	▼ -37.5%
\$1-2 million	29	▼ -21.6%	▲ 81.3%
\$2-5 million	31	▼ -36.7%	▲ 106.7%
\$5 million+	5	▼ -78.3%	▼ -16.7%

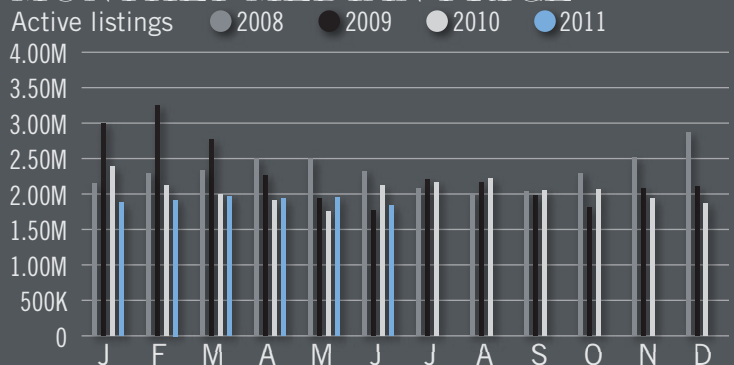
SUPPLY

	Number of units	3-month change	12-month change
All active listings	336	▲ 20.9%	▲ 28.7%
< \$1 million	30	▲ 42.9%	▲ 25%
\$1-2 million	117	▲ 37.6%	▲ 77.3%
\$2-5 million	130	▲ 12.1%	▲ 10.2%
\$5 million+	59	▲ 5.4%	▲ 11.3%

ACTIVITY



MONTHLY MEDIAN PRICE

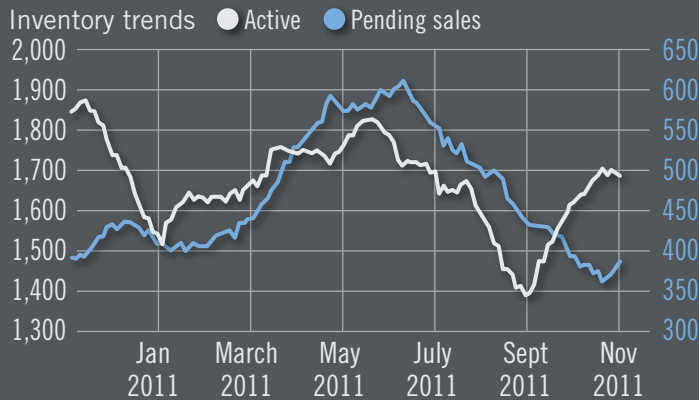


IN THE NEIGHBORHOOD UPPER EASTSIDE

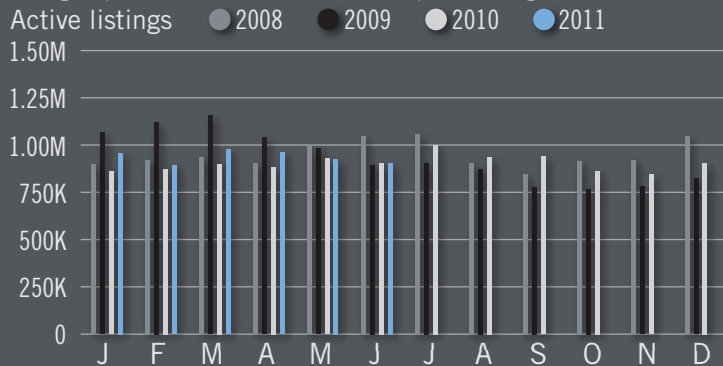
DEMAND	Number of units	3-month change	12-month change
All pending sales	377	▼ -24.6%	▼ -0.5%
< \$1 million	204	▼ -7.7%	▲ 3.6%
\$1-2 million	66	▼ -50.7%	▼ -28.3%
\$2-5 million	74	▼ -32.1%	▲ 5.7%
\$5 million+	33	▼ -8.3%	▲ 65%

SUPPLY	Number of units	3-month change	12-month change
All active listings	1,687	▲ 5.6%	▼ -7.6%
< \$1 million	827	▼ -4.6%	▼ -5.5%
\$1-2 million	381	▲ 20.6%	▼ -0.5%
\$2-5 million	294	▲ 21%	▼ -16.9%
\$5 million+	185	▲ 7.6%	▼ -13.6%

ACTIVITY



MONTHLY MEDIAN PRICE

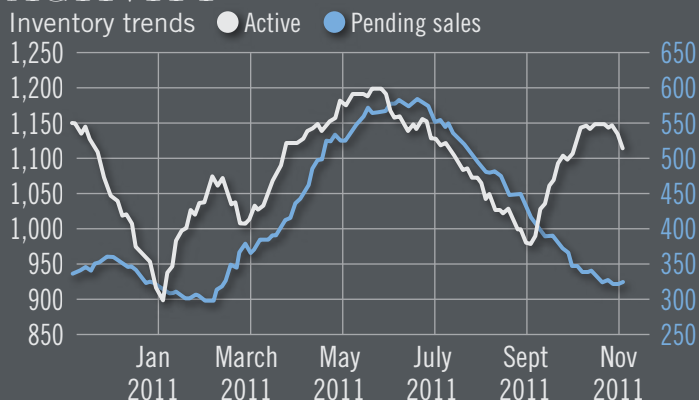


IN THE NEIGHBORHOOD UPPER WESTSIDE

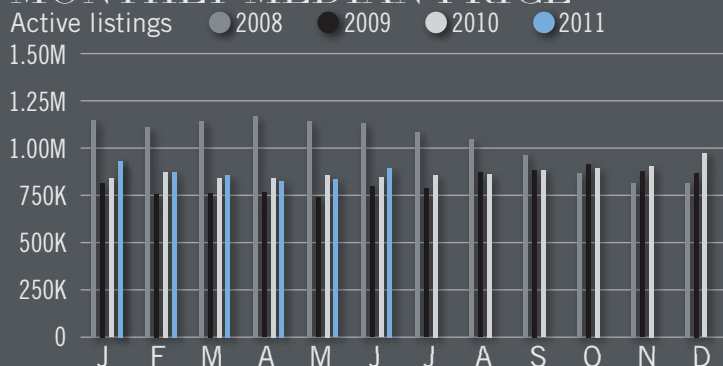
DEMAND	Number of units	3-month change	12-month change
All pending sales	314	▼ -36%	▼ -4.8%
< \$1 million	163	▼ -27.2%	▼ -12.8%
\$1-2 million	79	▼ -30.1%	▼ -10.2%
\$2-5 million	45	▼ -49.4%	▼ -4.3%
\$5 million+	27	▼ -58.5%	▲ 237.5%

SUPPLY	Number of units	3-month change	12-month change
All active listings	1,133	▲ 8.1%	▼ -2.5%
< \$1 million	560	▲ 6.9%	▼ -4.1%
\$1-2 million	236	▲ 12.9%	▲ 2.6%
\$2-5 million	237	▲ 7.7%	▲ 2.2%
\$5 million+	100	▲ 5.3%	▼ -13.8%

ACTIVITY



MONTHLY MEDIAN PRICE



Sources: UrbanDigs, LLC Street Easy

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Charles Rutenburg Realty
 469 Seventh Ave. 4th Fl., New York, NY 10018
www.meiergroupnyc.com / Office: 212-502-1121