

**SOLD & SPECTACULAR**



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



**NEW ON THE MARKET**



VIDEO

Chelsea / 109 W 26th St #5  
5 bedroom / 4 bath  
\$4,200,000



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

# THE MEIER REPORT FEBRUARY 2012

meiergroupnyc.com

## MANHATTAN SPOTLIGHT

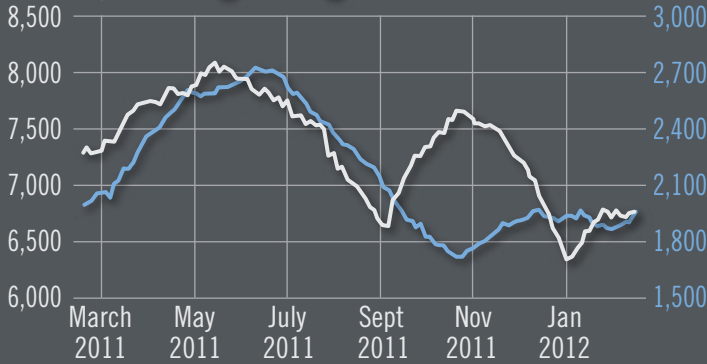
If January is any indication of the trend this year, then the Manhattan market is set to get stronger. We generally see a rise in activity in the Spring. To find the first month of the year already showing an increase in Demand and decrease in Supply across the board is a very good start!

## VALUE OF YOUR CONDO

1-month change — 0%    12-month change ▼ -0.95%

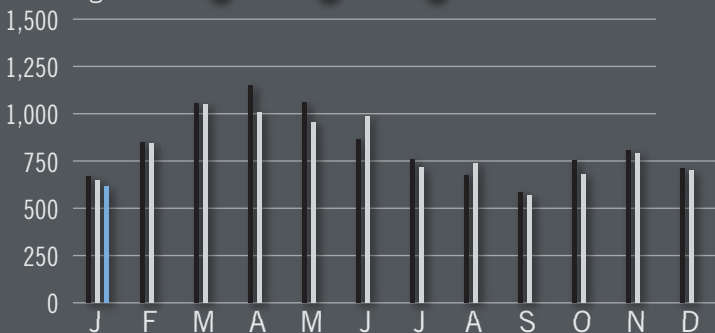
## ACTIVITY

Inventory trends ● Active ● Pending sales

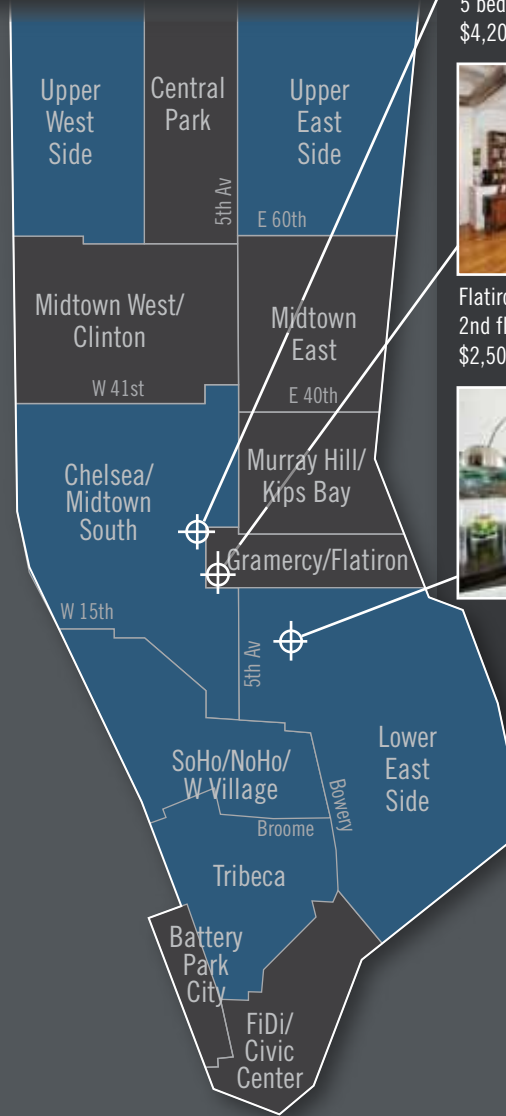


## DEMAND

Pending sales ● 2010 ● 2011 ● 2012

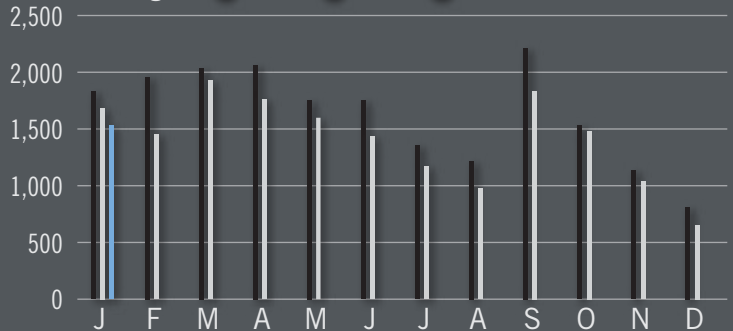


	Number of units	3-month change	12-month change
All pending sales	1,943	▲ 5%	▲ 1.4%
< \$1 million	1,118	▲ 4.1%	▼ -3%
\$1-2 million	443	▲ 6.5%	▼ -0.9%
\$2-5 million	296	▲ 14.3%	▲ 2.8%
\$5 million+	86	▼ -15.7%	▲ 3.6%



## SUPPLY

Active listings ● 2010 ● 2011 ● 2012



	Number of units	3-month change	12-month change
All active listings	6,753	▼ -9.7%	▼ -7.4%

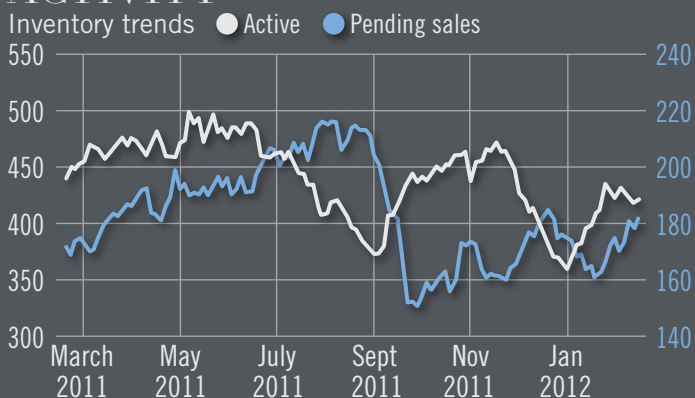
# IN THE NEIGHBORHOOD CHELSEA/MIDTOWN SOUTH

The Chelsea luxury market for the sale of homes over \$5 million showed a dramatic shift of activity in the last quarter. We saw a nearly 300% rise in Signed Contracts!

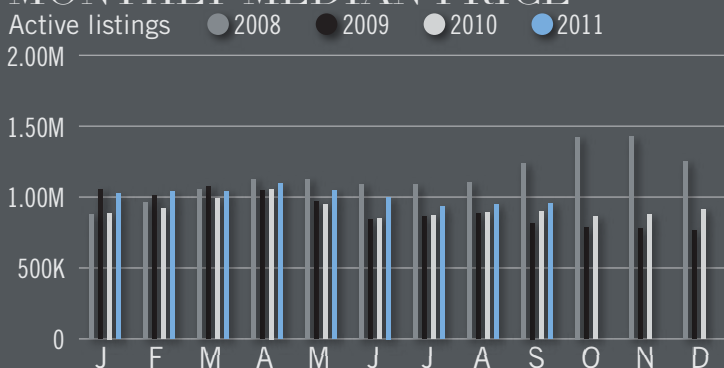
DEMAND	Number of units	3-month change	12-month change
All pending sales	180	▲ 11.8%	▲ 7.1%
< \$1 million	88	▲ 1.1%	▲ 1.1%
\$1–2 million	42	▼ -6.7%	▼ -16%
\$2–5 million	39	▲ 50%	▲ 50%
\$5 million+	11	▲ 266.7%	▲ 120%

SUPPLY	Number of units	3-month change	12-month change
All active listings	424	▼ -10%	▼ -4.1%
< \$1 million	178	▼ -11.4%	▼ -13.6%
\$1–2 million	119	▲ 0.8%	▲ 4.4%
\$2–5 million	88	▼ -17.8%	▲ 2.3%
\$5 million+	39	▼ -13.3%	▲ 8.3%

## ACTIVITY



## MONTHLY MEDIAN PRICE



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

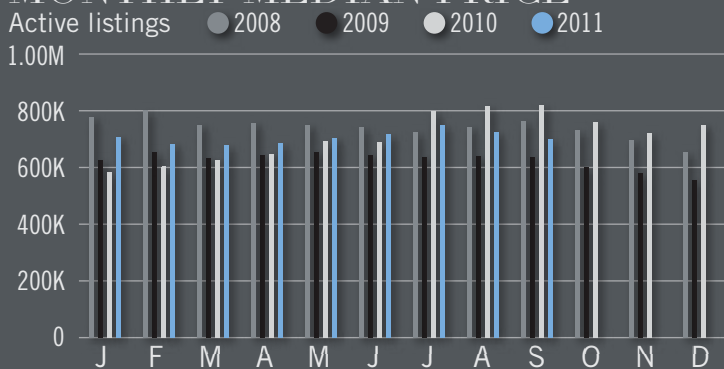
DEMAND	Number of units	3-month change	12-month change
All pending sales	137	▲ 6.2%	▼ -32.5%
< \$1 million	93	▲ 10.7%	▼ -28.5%
\$1–2 million	23	▼ -14.8%	▼ -56.6%
\$2–5 million	16	▲ 23.1%	▲ 6.7%
\$5 million+	5	— 0%	— 0%

SUPPLY	Number of units	3-month change	12-month change
All active listings	367	▼ -13.2%	▲ 3.1%
< \$1 million	234	▼ -15.8%	▲ 3.5%
\$1–2 million	64	▼ -1.5%	▼ -3%
\$2–5 million	46	▼ -22%	— 0%
\$5 million+	23	▲ 9.5%	▲ 27.8%

## ACTIVITY



## MONTHLY MEDIAN PRICE



# M IN THE NEIGHBORHOOD SoHo/NoHo/WEST VILLAGE

**M** The last quarter of 2011 showed a rise in Demand and drop for Supply for ALL inventory. We especially found this positive trend for units under \$5 million.

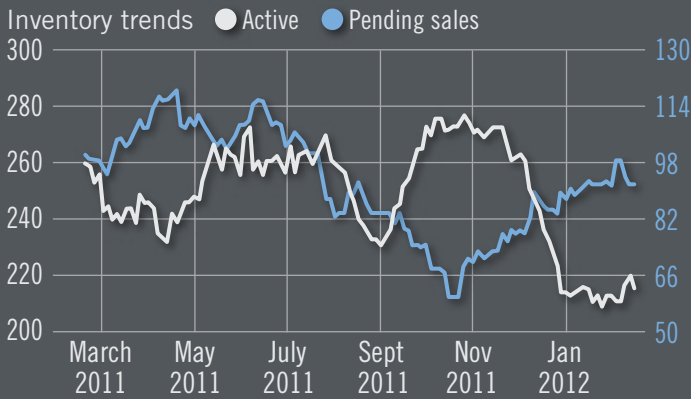
## DEMAND

	Number of units	3-month change	12-month change
All pending sales	94	▲ 28.8%	▼ -8.7%
< \$1 million	48	▲ 37.1%	▼ -2%
\$1-2 million	26	▲ 30%	▼ -10.3%
\$2-5 million	18	▲ 80%	▲ 20%
\$5 million+	2	▼ -75%	▼ -80%

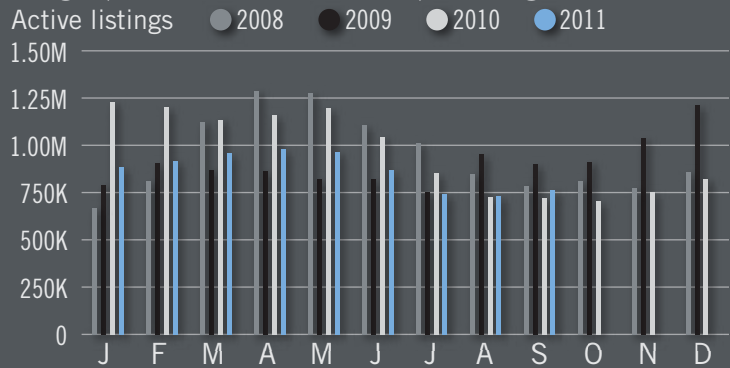
## SUPPLY

	Number of units	3-month change	12-month change
All active listings	215	▼ -21.2%	▼ -16.3%
< \$1 million	85	▼ -26.1%	▼ -29.2%
\$1-2 million	34	▼ -19%	▲ 17.2%
\$2-5 million	45	▼ -26.2%	▼ -23.7%
\$5 million+	51	▼ -7.3%	▲ 4.1%

## ACTIVITY



## MONTHLY MEDIAN PRICE



# M IN THE NEIGHBORHOOD TRIBECA

**M** TriBeCa is on fire, continuing to show strong indications for inventory under \$2 million, as well luxury homes over \$5 million.

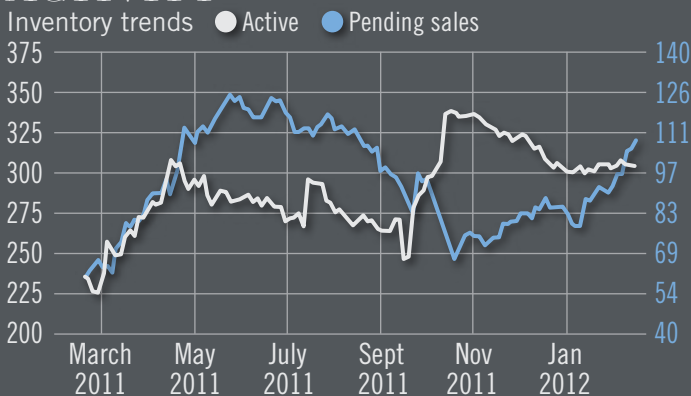
## DEMAND

	Number of units	3-month change	12-month change
All pending sales	109	▲ 47.3%	▲ 94.6%
< \$1 million	12	▲ 71.4%	▲ 100%
\$1-2 million	33	▲ 13.8%	▲ 175%
\$2-5 million	54	▲ 68.8%	▲ 100%
\$5 million+	10	▲ 66.7%	▼ -9.1%

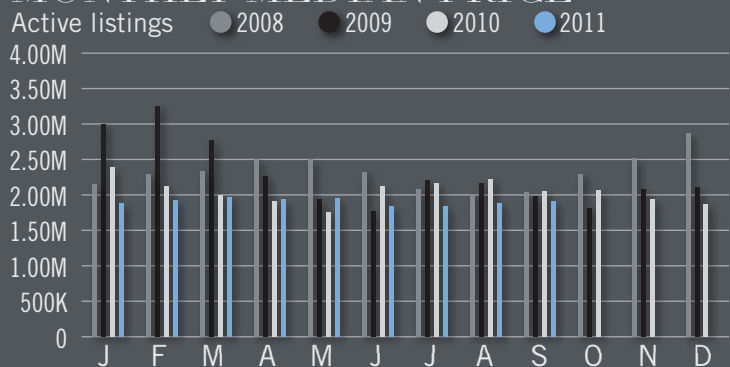
## SUPPLY

	Number of units	3-month change	12-month change
All active listings	309	▼ -4.3%	▲ 28.7%
< \$1 million	27	▼ -6.9%	▲ 8%
\$1-2 million	98	▼ -14%	▲ 40%
\$2-5 million	126	▲ 3.3%	▲ 29.9%
\$5 million+	58	— 0%	▲ 20.8%

## ACTIVITY



## MONTHLY MEDIAN PRICE

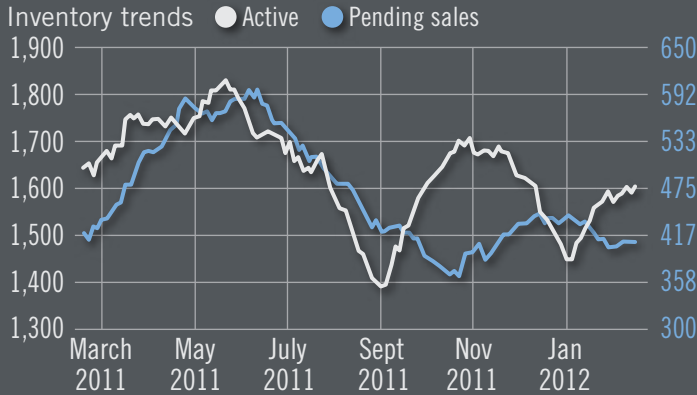


# IN THE NEIGHBORHOOD UPPER EAST SIDE

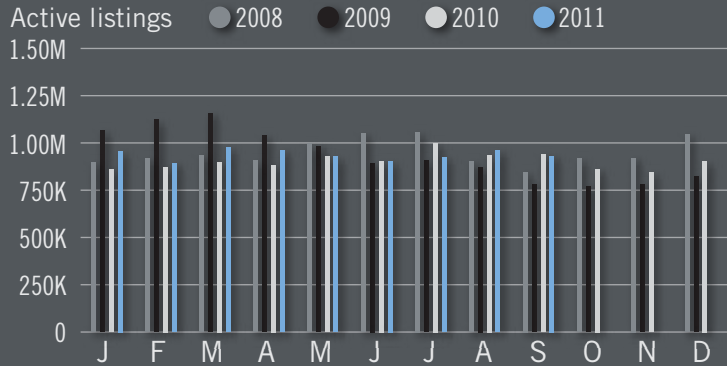
DEMAND	Number of units	3-month change	12-month change
All pending sales	416	▲ 3.2%	▼ -1.4%
< \$1 million	203	▼ -2.4%	▲ 8.6%
\$1-2 million	108	▲ 33.3%	▼ -3.6%
\$2-5 million	77	▼ -3.8%	▼ -18.1%
\$5 million+	28	▼ -17.6%	▼ -3.4%

SUPPLY	Number of units	3-month change	12-month change
All active listings	1,606	▼ -4.6%	▼ -1%
< \$1 million	791	▼ -6.1%	▼ -1.7%
\$1-2 million	338	▼ -12.5%	▼ -1.7%
\$2-5 million	275	▼ -3.8%	▼ -6.8%
\$5 million+	202	▲ 6.9%	▲ 12.8%

## ACTIVITY



## MONTHLY MEDIAN PRICE



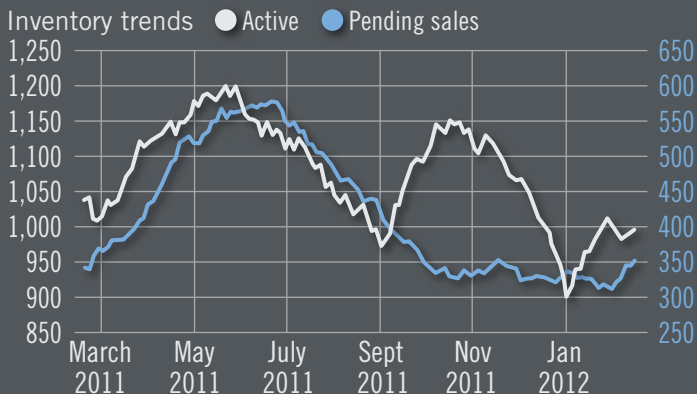
# IN THE NEIGHBORHOOD UPPER WEST SIDE

In the Uptown market we found a strong finish for the Upper West Side during the last quarter of 2011.

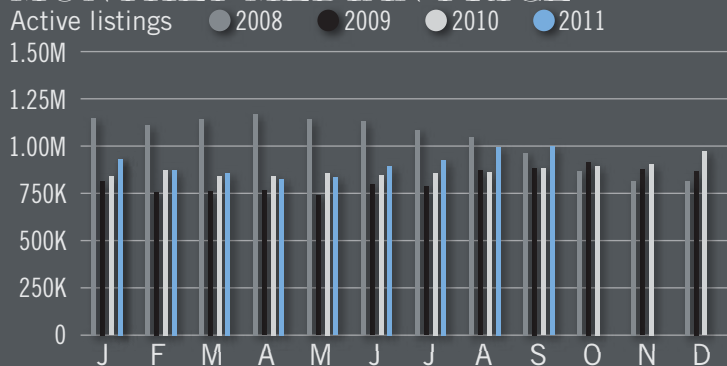
DEMAND	Number of units	3-month change	12-month change
All pending sales	356	▲ 3.5%	▲ 8.2%
< \$1 million	203	▲ 8.6%	▲ 14.7%
\$1-2 million	88	▲ 12.8%	▲ 7.3%
\$2-5 million	47	▼ -6%	▼ -19%
\$5 million+	18	▼ -37.9%	▲ 50%

SUPPLY	Number of units	3-month change	12-month change
All active listings	988	▼ -9.9%	▲ -5.3%
< \$1 million	451	▼ -14.9%	▼ -13.1%
\$1-2 million	219	▼ -9.9%	▲ 6.8%
\$2-5 million	219	▼ -6.4%	▼ -2.7%
\$5 million+	99	▲ 11.2%	▲ 5.3%

## ACTIVITY



## MONTHLY MEDIAN PRICE



Sources: UrbanDigs, LLC Street Easy

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## THE MEIER GROUP

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