

**SOLD &
SPECTACULAR**



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



**NEW
ON THE MARKET**



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 JANUARY 2012 meiergroupnyc.com

MANHATTAN SPOTLIGHT

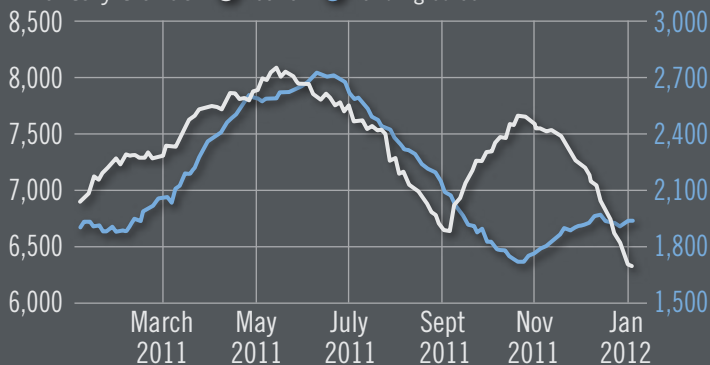
As we saw 2011 come to a close, the 4th quarter of the year brought us the customary seasonal index we see for the holiday season. However, we did see an improvement from a year ago with an increase in Pending Sales and drop in Supply.

VALUE OF YOUR CONDO

1-month change ▼-0.32% 12-month change ▲-0.63%

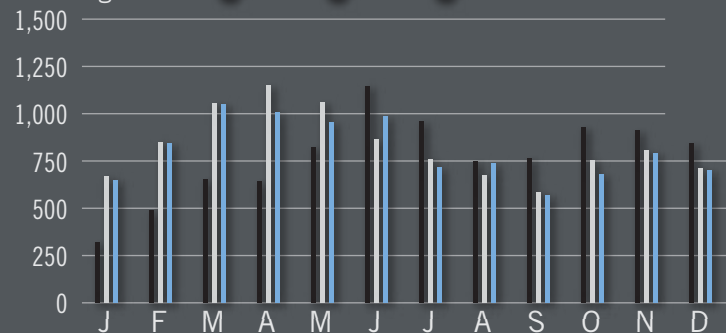
ACTIVITY

Inventory trends ● Active ● Pending sales



DEMAND

Pending sales ● 2009 ● 2010 ● 2011

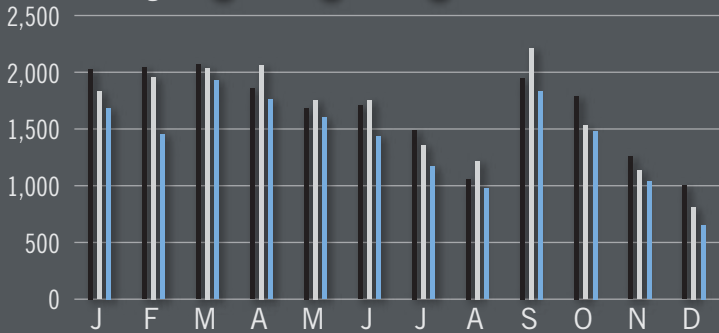


	Number of units	3-month change	12-month change
All pending sales	1,937	▲ 7.9%	▲ 1.5%
< \$1 million	1,102	▲ 6.9%	0
\$1-2 million	435	▲ 4.6%	▼ -4%
\$2-5 million	307	▲ 28.5%	▲ 18.1%
\$5 million+	93	▼ -15.5%	▲ 17.7%



SUPPLY

Active listings ● 2009 ● 2010 ● 2011



	Number of units	3-month change	12-month change
All active listings	6,325	▲ -14.8%	▼ -6.7%

IN THE NEIGHBORHOOD CHELSEA/MIDTOWN SOUTH

Chelsea and Midtown South maintains its strength in increased Demand and decreased Supply for both Q4 and relative to last year. One of our latest listings there is an amazing 4,200 SF loft.

DEMAND

	Number of units	3-month change	12-month change
All pending sales	174	▲ 14.5%	▲ 18.4%
< \$1 million	81	▼ -8%	▲ 6.6%
\$1-2 million	49	▲ 6.5%	▲ 8.9%
\$2-5 million	36	▲ 157.1%	▲ 71.4%
\$5 million+	8	▲ 100%	▲ 60%

SUPPLY

	Number of units	3-month change	12-month change
All active listings	371	▼ -16.4%	▼ -6.3%
< \$1 million	159	▼ -19.7%	▼ -14.1%
\$1-2 million	90	▼ -21.1%	▼ -10%
\$2-5 million	80	▼ -14.9%	▲ 5.3%
\$5 million+	42	▲ 10.5%	▲ 20%

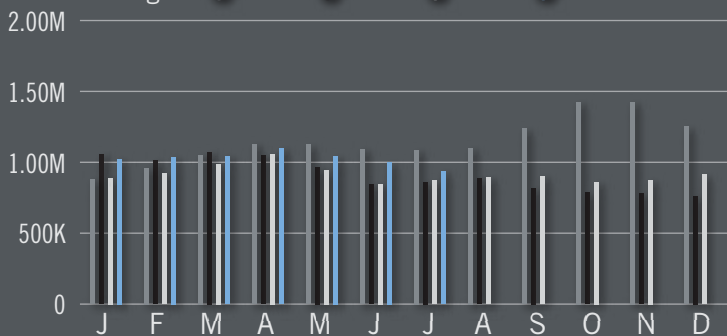
ACTIVITY

Inventory trends ● Active ● Pending sales



MONTHLY MEDIAN PRICE

Active listings ● 2008 ● 2009 ● 2010 ● 2011



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

On the East Side we saw a significant increase in Demand for units over the \$2 million. We have a fabulous Condo at The Petersfield for less than that at \$1.45M!

DEMAND

	Number of units	3-month change	12-month change
All pending sales	125	▲ 6.8%	▼ -25.6%
< \$1 million	84	▲ 16.7%	▼ -25.7%
\$1-2 million	21	▼ -38.2%	▼ -51.2%
\$2-5 million	16	▲ 100%	▲ 60%
\$5 million+	4	▲ 33.3%	▲ 100%

SUPPLY

	Number of units	3-month change	12-month change
All active listings	355	▼ -17.2%	▼ -4.1%
< \$1 million	230	▼ -13.9%	▼ -3.4%
\$1-2 million	57	▼ -16.2%	▼ -16.2%
\$2-5 million	45	▼ -31.8%	▲ 2.3%
\$5 million+	23	▼ -17.9%	▲ 15%

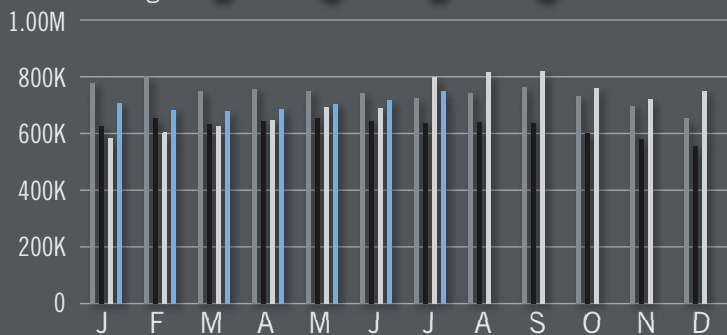
ACTIVITY

Inventory trends ● Active ● Pending sales



MONTHLY MEDIAN PRICE

Active listings ● 2008 ● 2009 ● 2010 ● 2011

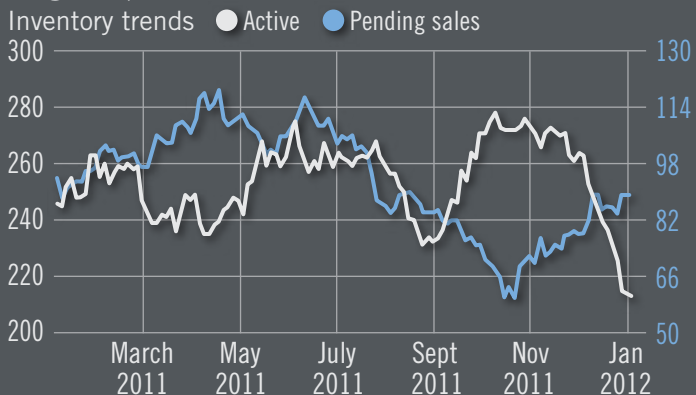


IN THE NEIGHBORHOOD SoHo/NoHo/WEST VILLAGE

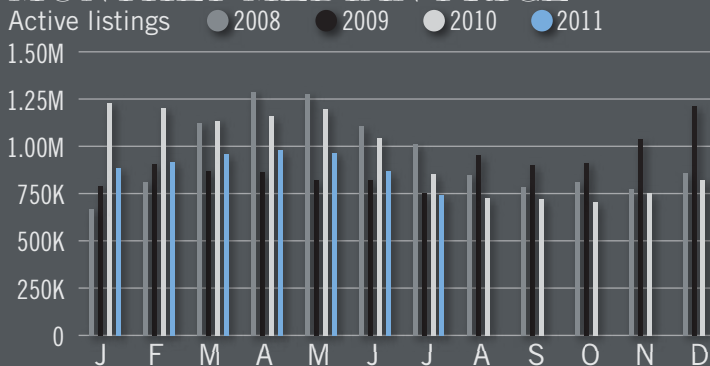
DEMAND	Number of units	3-month change	12-month change
All pending sales	91	▲ 30%	▼ -5.2%
< \$1 million	44	▲ 2.3%	▼ -4.3%
\$1-2 million	24	▲ 140%	▼ -11.1%
\$2-5 million	16	▲ 433.3%	▲ 14.3%
\$5 million+	7	▼ -50%	▼ -22.2%

SUPPLY	Number of units	3-month change	12-month change
All active listings	213	▼ -22.5%	▼ -9.7%
< \$1 million	87	▼ -19.4%	▼ -17.1%
\$1-2 million	28	▼ -36.4%	▼ -12.5%
\$2-5 million	50	▼ -21.9%	▼ -12.3%
\$5 million+	48	▼ -18.6%	▲ 14.3%

ACTIVITY



MONTHLY MEDIAN PRICE

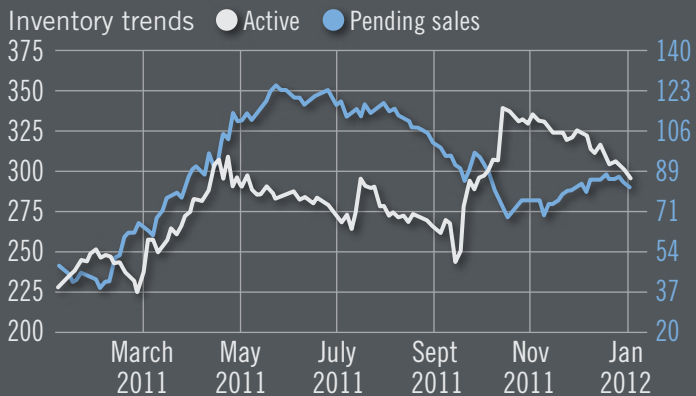


IN THE NEIGHBORHOOD TRIBECA

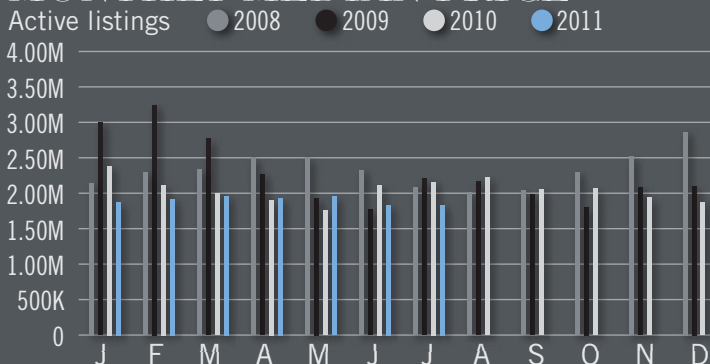
DEMAND	Number of units	3-month change	12-month change
All pending sales	79	▼ -10.2%	▲ 58%
< \$1 million	7	▲ 75%	— 0
\$1-2 million	30	▲ 15.4%	▲ 72.7%
\$2-5 million	34	▼ -19%	▲ 36%
\$5 million+	8	▼ -50%	▲ 14.3%

SUPPLY	Number of units	3-month change	12-month change
All active listings	300	▲ 0.3%	▲ 39.5%
< \$1 million	27	— 0	▲ 35%
\$1-2 million	103	▲ 10.8%	▲ 80.7%
\$2-5 million	116	▼ -3.3%	▲ 24.7%
\$5 million+	54	▼ -8.5%	▲ 20%

ACTIVITY



MONTHLY MEDIAN PRICE



IN THE NEIGHBORHOOD UPPER EASTSIDE

The Upper East Side also finished the year strongly, showing a drop in Supply almost across the board for Q4 and the year, with a similar increase in Demand. We just put a unit into contract on 76th St!

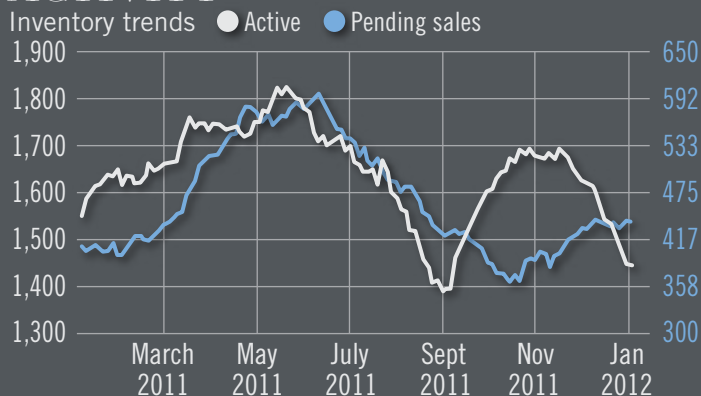
DEMAND

	Number of units	3-month change	12-month change
All pending sales	439	▲ 17.4%	▲ 7.1%
< \$1 million	218	▲ 7.9%	▲ 13.5%
\$1–2 million	98	▲ 25.6%	▼ -10.1%
\$2–5 million	89	▲ 29%	▲ 4.7%
\$5 million+	34	▲ 36%	▲ 41.7%

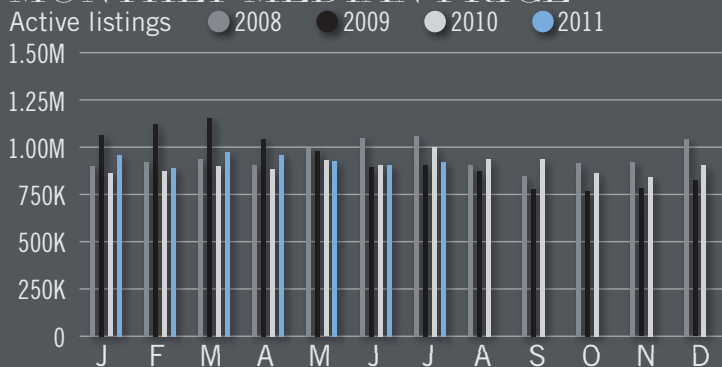
SUPPLY

	Number of units	3-month change	12-month change
All active listings	1,449	▼ -11.1%	▼ -4.4%
< \$1 million	721	▼ -12.7%	▼ -1.4%
\$1–2 million	295	▼ -12.5%	▼ -8.1%
\$2–5 million	248	▼ -11.4%	▼ -12.1%
\$5 million+	185	▼ -1.1%	▲ 1.6%

ACTIVITY



MONTHLY MEDIAN PRICE



IN THE NEIGHBORHOOD UPPER WESTSIDE

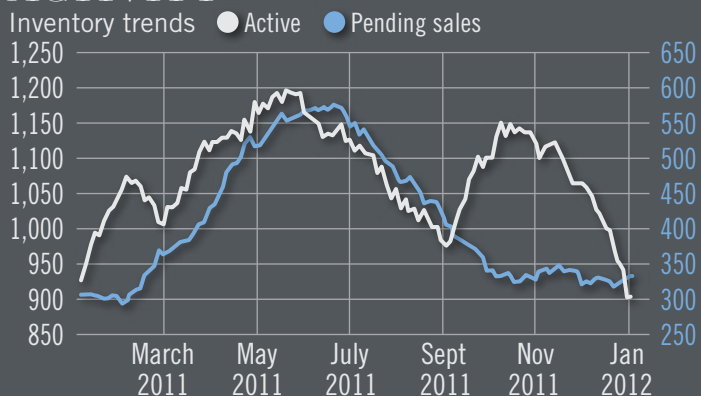
DEMAND

	Number of units	3-month change	12-month change
All pending sales	332	— 0	▲ 6.4%
< \$1 million	182	▲ 9%	▲ 2.8%
\$1–2 million	71	▼ -20.2%	▼ -7.8%
\$2–5 million	61	▲ 48.8%	▲ 32.6%
\$5 million+	18	▼ -48.6%	▲ 50%

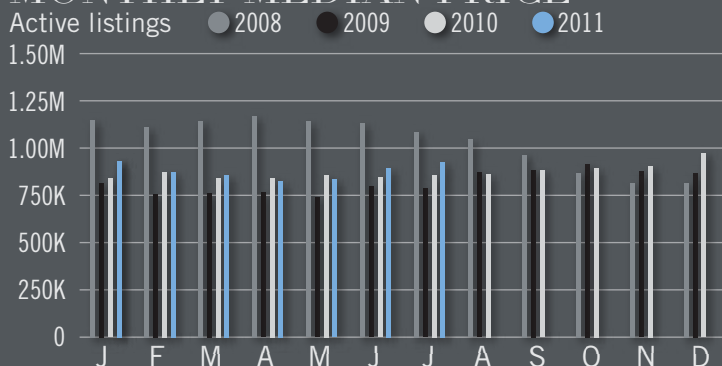
SUPPLY

	Number of units	3-month change	12-month change
All active listings	911	▼ -19.5%	▲ 1.2%
< \$1 million	427	▼ -25.3%	▼ -4.9%
\$1–2 million	198	▼ -11.6%	▲ 3.1%
\$2–5 million	191	▼ -18%	▲ 9.1%
\$5 million+	95	▼ -6.9%	▲ 13.1%

ACTIVITY



MONTHLY MEDIAN PRICE



Sources: UrbanDigs, LLC Street Easy

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