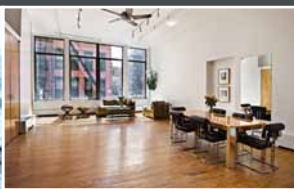
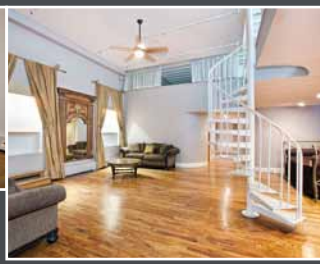


SOLD & SPECTACULAR



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 SEPTEMBER 2011 meiergroupnyc.com

MANHATTAN SPOTLIGHT

August is typically a slow time for the Manhattan real estate market, and yet there were 17% more apartments in contract than 12 months ago.

There are many buyers looking for property, but supply is not keeping up with demand.

VALUE OF YOUR CONDO

1-month change ▲0.37% 12-month change ▲1.02%

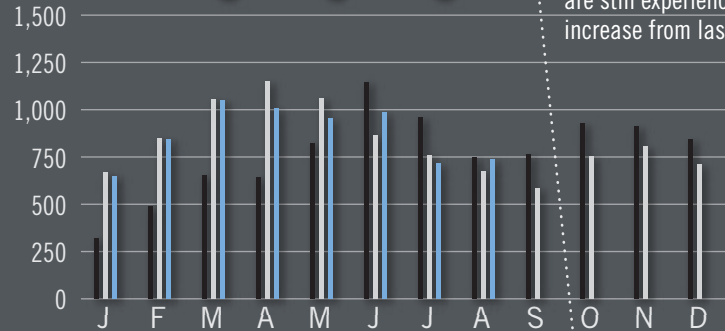
ACTIVITY

Inventory trends ● Active ● Pending sales



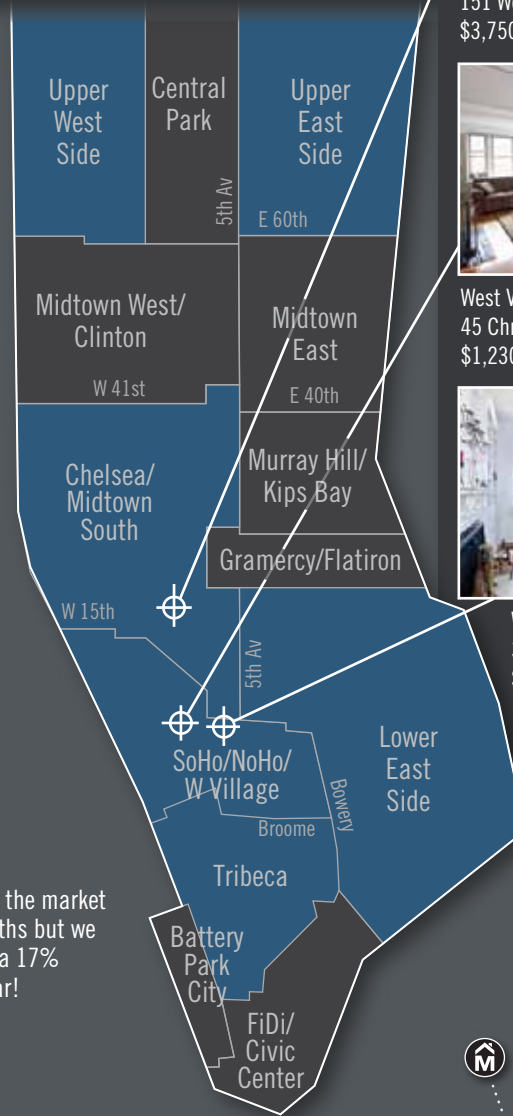
DEMAND

Pending sales ● 2009 ● 2010 ● 2011



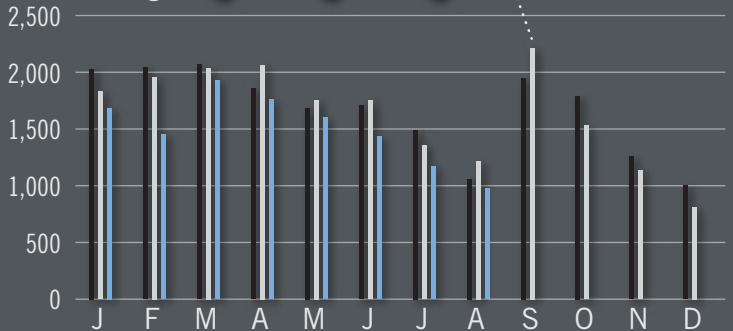
Summer slowed down the market in the past three months but we are still experiencing a 17% increase from last year!

| | Number of units | 3-month change | 12-month change |
|-------------------|-----------------|----------------|-----------------|
| All pending sales | 2,083 | ▼ -23.1% | ▲ 17% |
| < \$1 million | 1,184 | ▼ -20.1% | ▲ 5.5% |
| \$1-2 million | 503 | ▼ -21% | ▲ 20.9% |
| \$2-5 million | 276 | ▼ -37% | ▲ 10.4% |
| \$5 million+ | 120 | ▼ -21.1% | ▲ 62.2% |



SUPPLY

Active listings ● 2009 ● 2010 ● 2011



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 active listings | 6,639 | ▼ -15.5% | ▼ -6.8% |

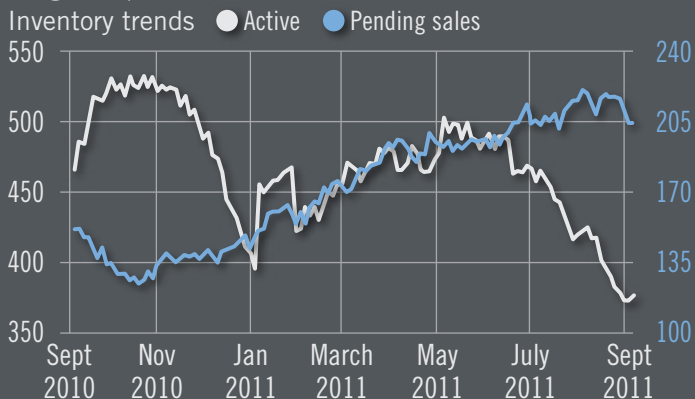
IN THE NEIGHBORHOOD CHELSEA/MIDTOWN SOUTH

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

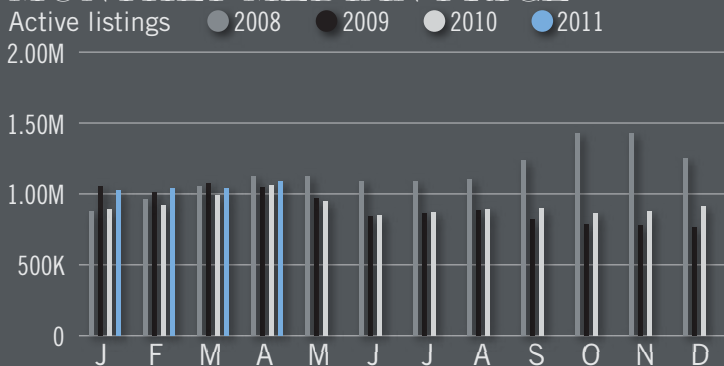
| DEMAND | Number of units | 3-month change | 12-month change |
|-------------------|-----------------|----------------|-----------------|
| All pending sales | 205 | ▲ 5.1% | ▲ 30.6% |
| < \$1 million | 119 | ▲ 26.6% | ▲ 63% |
| \$1-2 million | 61 | ▲ -1.6% | ▲ 19.6% |
| \$2-5 million | 21 | ▼ -38.2% | ▼ -25% |
| \$5 million+ | 4 | ▼ -20% | ▼ -20% |

| SUPPLY | Number of units | 3-month change | 12-month change |
|---------------------|-----------------|----------------|-----------------|
| All active listings | 371 | ▼ -23.3% | ▼ -15.3% |
| < \$1 million | 168 | ▼ -27.6% | ▼ -13.4% |
| \$1-2 million | 93 | ▼ -19.8% | ▼ -14.7% |
| \$2-5 million | 77 | ▼ -21.4% | ▼ -18.1% |
| \$5 million+ | 33 | ▼ -13.2% | ▼ -19.5% |

ACTIVITY



MONTHLY MEDIAN PRICE

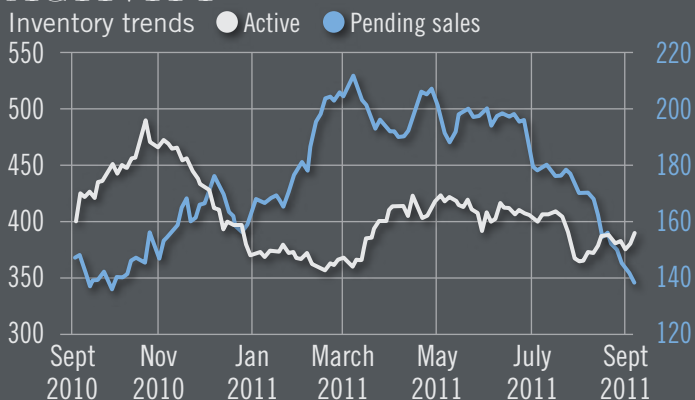


IN THE NEIGHBORHOOD LOWER EAST SIDE / E. VILLAGE / UNION SQUARE

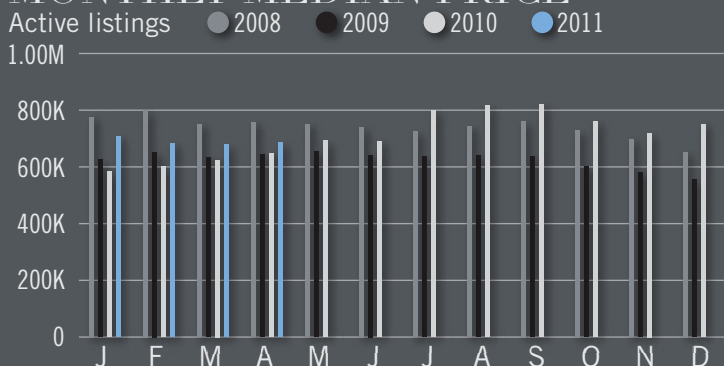
| DEMAND | Number of units | 3-month change | 12-month change |
|-------------------|-----------------|----------------|-----------------|
| All pending sales | 141 | ▼ -27.7% | ▼ -7.8% |
| < \$1 million | 86 | ▼ -33.3% | ▼ -19.6% |
| \$1-2 million | 43 | ▼ -6.5% | ▲ 38.7% |
| \$2-5 million | 10 | ▼ -37.5% | ▲ 11.1% |
| \$5 million+ | 2 | ▼ -50% | ▼ -66.7% |

| SUPPLY | Number of units | 3-month change | 12-month change |
|---------------------|-----------------|----------------|-----------------|
| All active listings | 381 | ▼ -5% | ▼ -1.6% |
| < \$1 million | 236 | ▼ -2.9% | ▼ -0.4% |
| \$1-2 million | 60 | ▼ -20% | ▼ -16.7% |
| \$2-5 million | 59 | ▼ -3.3% | ▲ 9.3% |
| \$5 million+ | 26 | ▲ 18.2% | ▲ 8.3% |

ACTIVITY



MONTHLY MEDIAN PRICE

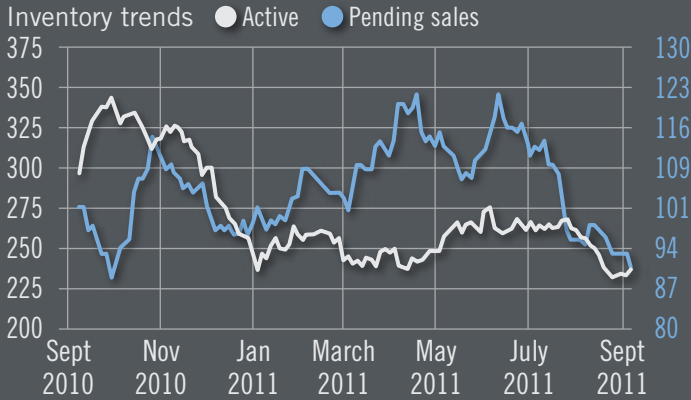


IN THE NEIGHBORHOOD SoHo/NoHo/WEST VILLAGE

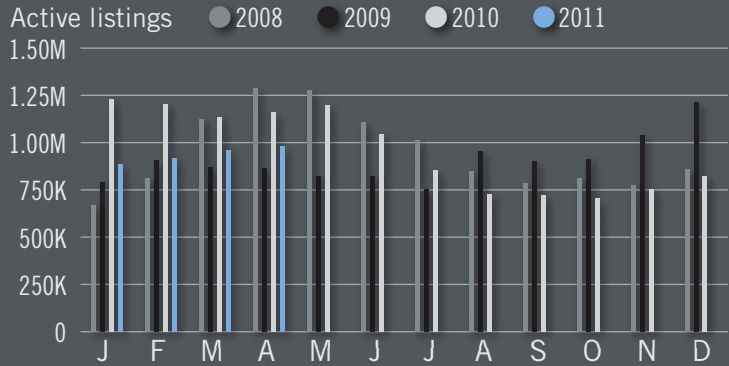
| DEMAND | Number of units | 3-month change | 12-month change |
|-------------------|-----------------|----------------|-----------------|
| All pending sales | 84 | ▼ -25.7% | ▼ -15.2% |
| < \$1 million | 50 | ▼ -27.5% | ▼ -2% |
| \$1-2 million | 18 | ▲ 12.5% | ▼ -10% |
| \$2-5 million | 5 | ▼ -76.2% | ▼ -70.6% |
| \$5 million+ | 11 | ▲ 57.1% | — 0% |

| SUPPLY | Number of units | 3-month change | 12-month change |
|---------------------|-----------------|----------------|-----------------|
| All active listings | 235 | ▼ -13.9% | ▼ -21.1% |
| < \$1 million | 91 | ▼ -22.9% | ▼ -26.6% |
| \$1-2 million | 34 | ▼ -8.1% | ▼ -20.9% |
| \$2-5 million | 56 | ▼ -16.4% | ▼ -15.2% |
| \$5 million+ | 54 | ▲ 5.9% | ▼ -16.9% |

ACTIVITY



MONTHLY MEDIAN PRICE



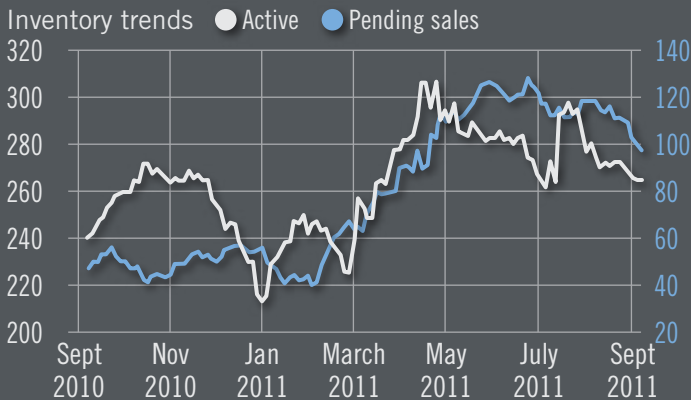
IN THE NEIGHBORHOOD TRIBECA

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!

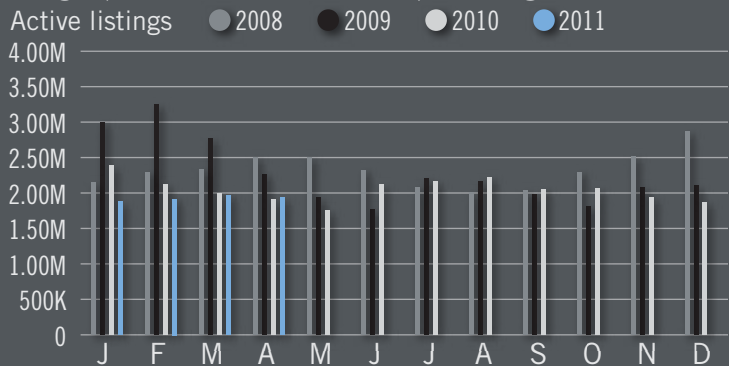
| DEMAND | Number of units | 3-month change | 12-month change |
|-------------------|-----------------|----------------|-----------------|
| All pending sales | 100 | ▼ -18% | ▲ 88.7% |
| < \$1 million | 6 | ▼ -33.3% | ▼ -14.3% |
| \$1-2 million | 34 | ▼ -15% | ▲ 112.5% |
| \$2-5 million | 42 | ▼ -20.8% | ▲ 55.6% |
| \$5 million+ | 18 | ▼ -20% | ▲ 500% |

| SUPPLY | Number of units | 3-month change | 12-month change |
|---------------------|-----------------|----------------|-----------------|
| All active listings | 264 | ▼ -6.4% | ▲ 10.9% |
| < \$1 million | 22 | ▼ -12% | ▼ -18.5% |
| \$1-2 million | 88 | ▼ -2.2% | ▲ 44.3% |
| \$2-5 million | 99 | ▼ -11.6% | ▼ -2% |
| \$5 million+ | 55 | — 0% | ▲ 12.2% |

ACTIVITY



MONTHLY MEDIAN PRICE

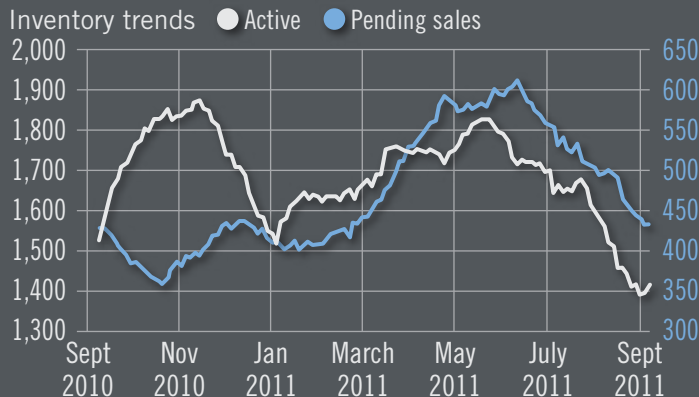


IN THE NEIGHBORHOOD UPPER EASTSIDE

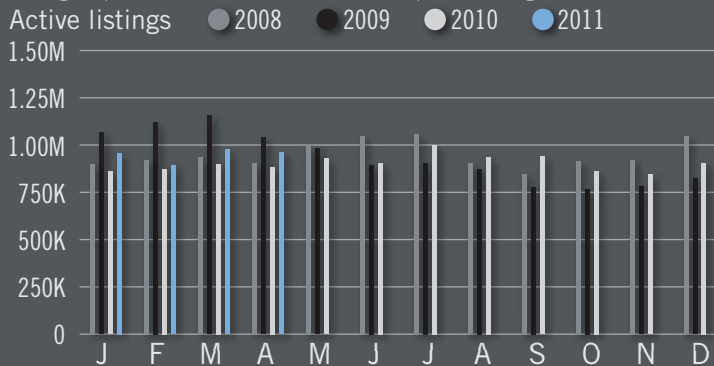
| DEMAND | Number of units | 3-month change | 12-month change |
|-------------------|-----------------|----------------|-----------------|
| All pending sales | 433 | ▼ -29.2% | ▲ 0.2% |
| < \$1 million | 212 | ▼ -22.9% | ▼ -8.2% |
| \$1-2 million | 112 | ▼ -29.1% | ▲ 16.7% |
| \$2-5 million | 85 | ▼ -34.1% | ▲ 2.4% |
| \$5 million+ | 24 | ▼ -52% | ▲ 9.1% |

| SUPPLY | Number of units | 3-month change | 12-month change |
|---------------------|-----------------|----------------|-----------------|
| All active listings | 1,390 | ▼ -19.8% | ▼ -7.4% |
| < \$1 million | 716 | ▼ -18.5% | ▼ -0.3% |
| \$1-2 million | 293 | ▼ -16% | ▼ -1.7% |
| \$2-5 million | 220 | ▼ -29.7% | ▼ -28.1% |
| \$5 million+ | 161 | ▼ -16.6% | ▼ -10.1% |

ACTIVITY



MONTHLY MEDIAN PRICE

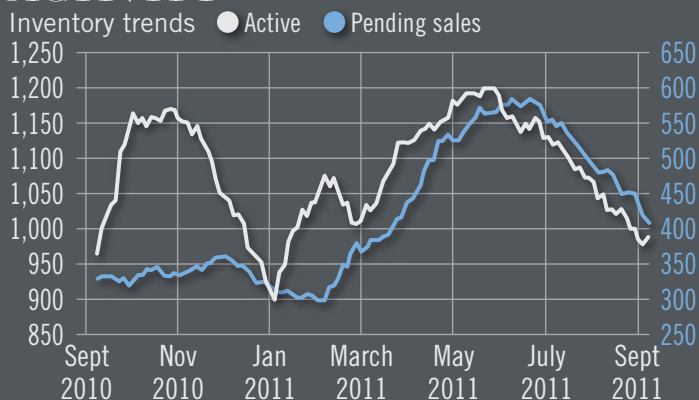


IN THE NEIGHBORHOOD UPPER WESTSIDE

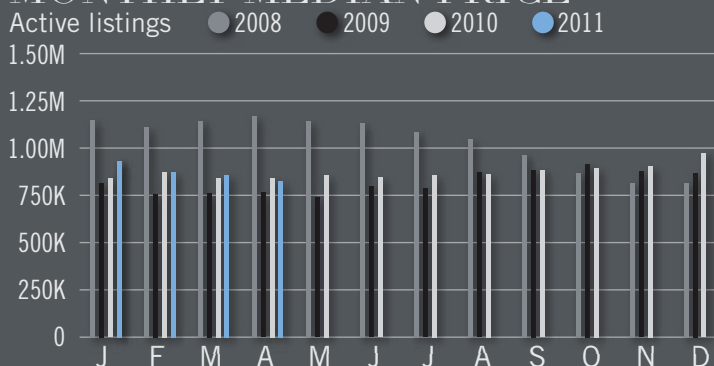
| DEMAND | Number of units | 3-month change | 12-month change |
|-------------------|-----------------|----------------|-----------------|
| All pending sales | 413 | ▼ -29.5% | ▲ 23.7% |
| < \$1 million | 203 | ▼ -23.8% | ▲ 6.8% |
| \$1-2 million | 101 | ▼ -34% | ▲ 21.7% |
| \$2-5 million | 59 | ▼ -49.6% | ▲ 34.1% |
| \$5 million+ | 50 | — 0% | ▲ 194.1% |

| SUPPLY | Number of units | 3-month change | 12-month change |
|---------------------|-----------------|----------------|-----------------|
| All active listings | 978 | ▼ -15.3% | ▲ 3.8% |
| < \$1 million | 497 | ▼ -15.6% | ▲ 3.3% |
| \$1-2 million | 191 | ▼ -14% | ▲ 7.3% |
| \$2-5 million | 197 | ▼ -16.5% | ▲ 8.2% |
| \$5 million+ | 93 | ▼ -13.9% | ▼ -7.9% |

ACTIVITY



MONTHLY MEDIAN PRICE



Sources: UrbanDigs, LLC Street Easy

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