

Where it's best to be a broker

SALES PER NEIGHBORHOOD

Upper East Side	1,947
Upper West Side	1,536
Midtown East	1,018
Murray Hill/Kips Bay/Gramercy Park	990
Greenwich Village	495
Chelsea	398
Tribeca/Soho	327
Midtown West	310
Harlem	76
Financial District	66
LES/East Village	n/a

(Source: Miller Samuel Appraisers; sales for all of 2005)

SALES PER AGENT

Chelsea	5.45
Financial District	2.44
Midtown West	2.23
Murray Hill/Kips Bay/Gramercy Park	2.19
Upper West Side	2.09
Upper East Side	1.39
Harlem	1.27
Tribeca/Soho	1.02
Greenwich Village	1.01
Midtown East	0.90
LES/East Village	n/a

(Note: Figures based on number of sales in 2005 divided by number of agents based in neighborhood at biggest firms)

AGENTS PER NEIGHBORHOOD

Upper East Side	1,403
Midtown East	1,134
Upper West Side	736
Greenwich Village	492
Murray Hill/Kips Bay/Gramercy Park	452
Tribeca/Soho	321
Midtown West	139
LES/East Village	104
Chelsea	73
Harlem	60
Financial District	27

(Source: 12 biggest brokerages in Manhattan)



The 12 biggest brokerages used to compile agent numbers:

Prudential Douglas Elliman, Corcoran, Citi Habitats, Halstead, Bellmarc, Brown Harris Stevens, Coldwell Banker Hunt Kennedy, Stribling & Associates, Warburg Realty, Century 21 Kevin B. Brown & Assoc., Fenwick Keats, Sotheby's

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TOTAL SALES BY NEIGHBORHOOD, 2001-2005

Chelsea		Financial District		Harlem		LES/East Village	
2001	n/a	2001	32	2001	48	2001	n/a
2002	n/a	2002	34	2002	20	2002	n/a
2003	n/a	2003	34	2003	35	2003	n/a
2004	n/a	2004	64	2004	177	2004	n/a
2005	398	2005	66	2005	76	2005	n/a

Midtown East		Midtown West		Murray Hill/Gramercy/ Kips Bay		Tribeca/Soho	
2001	960	2001	226	2001	854	2001	227
2002	1,075	2002	179	2002	1,283	2002	417
2003	975	2003	248	2003	1,124	2003	300
2004	n/a	2004	310	2004	1,271	2004	348
2005	1,018	2005	310	2005	990	2005	327

Upper East Side		Upper West Side		Greenwich Village	
2001	2,032	2001	1,833	2001	501
2002	2,280	2002	1,963	2002	557
2003	2,393	2003	1,962	2003	605
2004	2,155	2004	1,659	2004	576
2005	1,947	2005	1,536	2005	495

(Source: Miller Samuel Appraisers)

Uptown is where the sales are

Total number of Manhattan apartment sales, 2001-2005	42,942
Total number of Upper East Side apartment sales, 2001-2005	10,807
Total number of Upper West Side apartment sales, 2001-2005	8,953
Percent of total Manhattan sales closed on UES and UWS, 2001-2005	46%

(Source: Miller Samuel Appraisers)

Where agents and brokers are based in Manhattan

Upper East Side	28%	M. Hill/Gramercy/Kips Bay	9%	Chelsea	1%
Midtown East	23%	Tribeca/Soho	7%	Harlem	1%
Upper West Side	16%	Midtown West	3%	Financial District	<1%
Greenwich Village	10%	LES/East Village	2%		

(Source: Agent information for 12 largest Manhattan residential brokerages, culled from firms' Web sites; does not include smaller brokerages)