

**Top residential sales in FiDi, 2009**

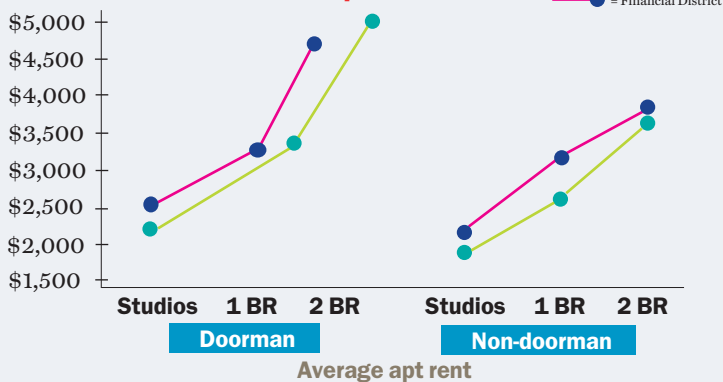
Property	Month sold	Price
75 Wall Street: duplex condo	June	\$2,920,000
20 Pine Street: penthouse condo	April	\$2,860,000
15 William Street: penthouse condo	September	\$2,677,470
15 Broad Street: 2BR condo	February	\$2,625,000
15 William Street: penthouse condo	September	\$2,622,350
15 William Street: penthouse condo	September	\$2,500,000
75 Wall Street: penthouse condo	September	\$2,400,000
75 Wall Street: 2BR condo	September	\$2,355,000

**Top unsold listings in the Financial District, December 2009**

Property	Date listed	Price
15 Broad Street: 8BR condo	January 2009	\$22,500,000
103 Washington Street: townhouse	January 2008	\$15,000,000
75 Wall Street: penthouse condo	July 2009	\$8,400,000
75 Wall Street: penthouse condo	September 2007	\$7,750,000
75 Wall Street: penthouse condo	May 2008	\$5,700,000
15 Broad Street: 6BR condo	October 2009	\$4,995,000
15 Broad Street: penthouse condo	November 2009	\$4,950,000
15 Broad Street: 4BR condo	December 2009	\$4,950,000

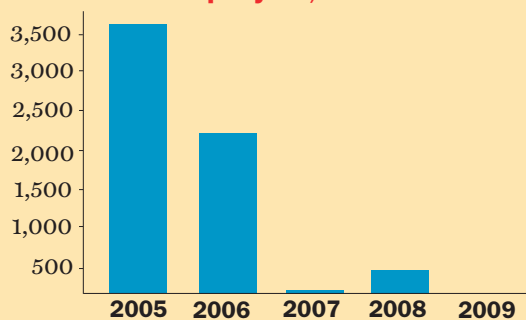
Source: StreetEasy.com. Current listings are those not in contract as of 12/7/09.

**FiDi vs. Manhattan overall: apartment rents**



Source: Rent information is from TDG/The Real Estate Group of New York for average rent in November 2009.

**New residential development units submitted per year, 2005-2009**



Source: NYS Attorney General's Office. Data for 2009 is through Nov. 30. Figures show condo and co-op units submitted for approval to begin sales.

**Downtown residential market heads toward 2005 levels**

	2005	2006	2007	2008	2009	% change over 5 yrs
<b>Condos</b>						
Number of sales	1,347	1,860	3,359	2,599	1,293	--
Price per sq ft	\$1,003	\$1,091	\$1,167	\$1,254	\$1,170	17%
Median price	\$1,050,000	\$1,020,000	\$1,140,000	\$1,270,000	\$1,120,075	7%
<b>Co-ops</b>						
Number of sales	1,416	1,458	2,064	1,491	635	--
Price per sq ft	\$844	\$891	\$990	\$1,059	\$882	5%
Median price	\$562,000	\$625,000	\$655,000	\$690,500	\$575,000	2%

Source: Miller Samuel. Data for 2009 is through the third quarter.