

Top residential firms 2009

Number of Manhattan agents

Rank		Firm	May 2009	May 2008	% Change
May 2009	May 2008				
1	1	Prudential Douglas Elliman	1,513	1,464	3.3%
2	2	Corcoran	1,030	1,100	-6.4%
3	3	Citi Habitats	719	816	-11.9%
4	4	Halstead	550	540	1.9%
5	5	Brown Harris Stevens	367	329	11.6%
6	6	Bond New York	276	272	1.5%
7	8	Stribling	228	214	6.5%
8	7	Bellmarc	225	232	-3.0%
9	9	Coldwell Banker	214	197	8.6%
10	11	Charles Rutenberg Realty	213	156	36.5%
11	12	Sotheby's	180	152	18.4%
12	10	Warburg	147	175	-16.0%
13	13	Nest Seekers	127	117	8.5%
14	14	Fenwick Keats Goodstein	98	115	-14.8%
15	15	Century 21 NY Metro	97	95	2.1%

Total Manhattan listings

Rank		Firm	May 2009	May 2008	% Change
May 2009	May 2008				
1	2	Prudential Douglas Elliman	2,342	1,777	31.8%
2	1	Corcoran	1,981	1,829	8.3%
3	3	Halstead	916	695	31.8%
4	4	Brown Harris Stevens	885	496	78.4%
5	5	Sotheby's	302	210	43.8%
6	10	Coldwell Banker	254	119	113.4%
7	7	Bellmarc	253	203	24.6%
8	6	Stribling	241	208	15.9%
9	8	Citi Habitats	235	156	50.6%
10	9	Warburg	182	153	19.0%
11 (tie)	13	Fenwick Keats Goodstein	52	29	79.3%
11 (tie)	11	Nest Seekers	52	62	-16.1%
13	14	Bond New York	38	20	90.0%
14	15	Charles Rutenberg Realty	37	8	362.5%
15	12	Century 21 NY Metro	21	33	-36.4%

Listings per Manhattan agent

Rank		Firm	May 2009	May 2008	% Change
May 2009	May 2008				
1	2	Brown Harris Stevens	2.41	1.51	59.7%
2	1	Corcoran	1.92	1.66	15.9%
3	3	Sotheby's	1.68	1.38	21.6%
4	4	Halstead	1.67	1.29	29.1%
5	5	Prudential Douglas Elliman	1.55	1.21	27.9%
6	8	Warburg	1.24	0.87	42.3%
7	9	Coldwell Banker	1.19	0.60	97.8%
8	7	Bellmarc	1.12	0.88	27.8%
9	6	Stribling	1.06	0.97	9.0%
10	12	Fenwick Keats Goodstein	0.53	0.25	112.2%
11	10	Nest Seekers	0.41	0.53	-22.7%
12	13	Citi Habitats	0.33	0.19	72.0%
13	11	Century 21 NY Metro	0.22	0.33	-34.4%
14	15	Charles Rutenberg Realty	0.17	0.05	247.4%
15	14	Bond New York	0.14	0.07	96.7%

Total \$ volume, Manhattan listings

Rank		Firm	(in millions)		
May 2009	May 2008		May 2009	May 2008	% Change
1	1	Corcoran	\$4,803	\$4,358	10.2%
2	2	Prudential Douglas Elliman	\$4,398	\$3,611	21.8%
3	3	Brown Harris Stevens	\$3,087	\$2,514	22.8%
4	4	Sotheby's	\$1,452	\$1,089	33.3%
5	5	Halstead	\$1,220	\$1,018	19.8%
6	6	Stribling	\$766	\$622	23.2%
7	7	Warburg	\$469	\$258	81.8%
8	9	Coldwell Banker	\$342	\$180	90.2%
9	8	Bellmarc	\$246	\$201	22.2%
10	10	Citi Habitats	\$195	\$152	28.0%
11	11	Nest Seekers	\$88	\$70	27.2%
12	13	Fenwick Keats Goodstein	\$51	\$28	79.9%
13	14	Bond New York	\$50	\$23	123.3%
14	15	Charles Rutenberg Realty	\$31	\$10	199.9%
15	12	Century 21 NY Metro	\$29	\$38	-25.0%

Top residential firms 2009

Median listing price for Manhattan properties

Rank		Firm	Median (in thousands)		
May 2009	May 2008		May 2009	May 2008	% Change
1	1	Sotheby's	\$2,218	\$2,795	-20.7%
2	3	Stribling	\$1,950	\$2,000	-2.5%
3	2	Brown Harris Stevens	\$1,796	\$2,500	-28.2%
4	5	Corcoran	\$1,195	\$1,340	-10.8%
5	10	Warburg	\$1,155	\$795	45.2%
6	4	Prudential Douglas Elliman	\$1,030	\$1,359	-24.2%
7	9	Nest Seekers	\$999	\$799	25.0%
8	13 (tie)	Century 21 NY Metro	\$975	\$649	50.2%
9	6	Coldwell Banker	\$815	\$1,000	-18.5%
10	8	Halstead	\$799	\$889	-10.1%
11	7	Charles Rutenberg Realty	\$718	\$995	-27.8%
12	11	Fenwick Keats Goodstein	\$703	\$749	-6.2%
13	12	Bellmarc	\$669	\$729	-8.2%
14	13 (tie)	Citi Habitats	\$650	\$649	0.2%
15	15	Bond New York	\$645	\$625	3.3%

Manhattan agents with a \$4m listing or higher

Rank		Firm	May 2009		May 2008	
May 2009	May 2008		total	% agents	total	% agents
1	1	Prudential Douglas Elliman	103	6.8%	103	7.0%
2	2	Corcoran	93	9.0%	70	6.4%
3	3	Brown Harris Stevens	70	19.1%	63	19.1%
4	4	Sotheby's	42	23.3%	44	28.9%
5	5	Halstead	33	6.0%	29	5.4%
6	6	Stribling	30	13.2%	21	9.8%
7	7	Warburg	17	11.6%	12	6.9%
8	9	Coldwell Banker	7	3.3%	6	3.0%
9	8	Bellmarc	3	1.3%	7	3.0%
10 (tie)	11 (tie)	Bond New York	2	0.7%	1	0.4%
10 (tie)	11 (tie)	Century 21 NY Metro	2	2.1%	1	1.1%
10 (tie)	11 (tie)	Nest Seekers	2	1.6%	1	0.9%
13 (tie)	10	Citi Habitats	1	0.1%	5	0.6%
13 (tie)	14 (tie)	Fenwick Keats Goodstein	1	1.0%	0	0.0%
15	14 (tie)	Charles Rutenberg Realty	0	0.0%	0	0.0%

Manhattan agents with a \$10m listing or higher

Rank		Firm	Count		
May 2009	May 2008		May 2009	May 2008	% Change
1	3	Prudential Douglas Elliman	32	20	60.0%
2	1	Brown Harris Stevens	30	28	7.1%
3	4	Corcoran	22	16	37.5%
4	2	Sotheby's	19	23	-17.4%
5	5 (tie)	Stribling	9	4	125.0%
6	5 (tie)	Warburg	6	4	50.0%
7	5 (tie)	Halstead	4	4	0.0%
8	10 (tie)	Coldwell Banker	3	0	-
9 (tie)	8	Bellmarc	1	3	-66.7%
9 (tie)	10 (tie)	Nest Seekers	1	0	-
11 (tie)	10 (tie)	Bond New York	0	0	0.0%
11 (tie)	10 (tie)	Century 21 NY Metro	0	0	0.0%
11 (tie)	10 (tie)	Charles Rutenberg Realty	0	0	0.0%
11 (tie)	9	Citi Habitats	0	1	-100.0%
11 (tie)	10 (tie)	Fenwick Keats Goodstein	0	0	0.0%

Manhattan agents with no active residential listings

Rank		Firm	Percentage		
May 2009	May 2008		May 2009	May 2008	% Change
1	2	Bond New York	92.4%	94.5%	-2.1%
2	6	Century 21 NY Metro	89.7%	80.0%	9.7%
3	1	Charles Rutenberg Realty	88.7%	94.9%	-6.2%
4	3	Nest Seekers	86.6%	88.9%	-2.3%
5	4	Citi Habitats	84.0%	88.6%	-4.6%
6	5	Fenwick Keats Goodstein	72.4%	84.3%	-11.9%
7	7	Coldwell Banker	62.6%	71.4%	-8.8%
8	8	Stribling	61.8%	66.8%	-5.0%
9	10	Prudential Douglas Elliman	56.7%	62.3%	-5.6%
10	9	Warburg	54.4%	66.3%	-11.9%
11	13	Bellmarc	50.2%	55.2%	-5.0%
12	11	Halstead	50.0%	58.0%	-8.0%
13	12	Corcoran	49.1%	55.9%	-6.8%
14	15	Sotheby's	42.8%	45.1%	-2.3%
15	14	Brown Harris Stevens	42.5%	51.1%	-8.6%

All data was gathered from the OLR listing portal in early April, with the exception of number of agents at each firm, which was gathered from brokerage Web sites. Data include only Manhattan-based brokerages and agents, and active Manhattan residential listings that had been updated within the last 120 days, as of the time of the survey. Percent changes based on figures before rounding. Agents working for Sunshine (66) were counted with Corcoran's agents (964) to account for Corcoran's total agents (1,030). Sunshine's listings in OLR were included in Corcoran's OLR listings.