

CHAVES PERLOWITZ LUFTIG LLP

MARKET REPORT

DEAL TYPE	LOCATION	FINANCING	SIGHT UNSEEN	PURCHASE PRICE	LAST LISTING PRICE AVAILABLE	DISCOUNT %
Condo New Dev	Crown Heights	Contingent	No	\$995,000	\$900,000	10%
Condo New Dev	Financial District	All Cash	No	N/A	\$775,000	N/A
Coop	Fulton	Contingent	No	\$2,375,000	\$2,020,000	16%
Coop	Morningside Heights	Contingent	No	\$1,995,000	\$1,800,000	10.2%
Condo	Battery Park City	Contingent	No	\$705,000	\$645,000	8.8%
Condo	South Harlem	Contingent	No	\$895,000	\$825,000	8.1%
Coop	East Village	Contingent	Yes	\$875,000	\$875,000	0%
Condo	Greenpoint	Contingent	No	\$1,030,000	\$999,000	3%
House	Port Washington	Contingent	No	\$1,499,000	\$1,470,000	1.9%
House	Flatbush	Contingent	No	\$739,000	\$715,000	3.3%

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Coop	Lincoln Square	Contingent	No	\$720,000	\$695,000	3.5%
Coop	Sunset Park	Contingent	No	\$540,000	\$540,000	0%
Coop	Woodside	Contingent	No	\$320,000	\$320,000	0%
Condo	Yorkville	All Cash	No	\$1,400,000	\$1,240,000	12%
Coop	Chelsea	Contingent	Yes	\$995,000	\$920,000	7.8%
House	Ditmas Park	Contingent	No	\$1,800,000	\$1,645,000	8.9%
Condo New Dev	Brooklyn Heights	All Cash	No	\$3,500,000	\$3,225,000	8.1%
Coop	Yorkville	Contingent	No	\$350,000	\$325,000	7.4%
Coop	Yorkville	Contingent	No	\$1,800,000	\$1,640,000	9.3%
Condo	West Village	All Cash	No	\$3,750,000	\$3,450,000	8.3%