

RPX Manhattan Condo Index



RPX Manhattan Condominium Price

Radar Logic is continuously searching for ways to expand our geographic coverage and grow the utility of our product offerings. As part of this expansion, we have introduced the RPX Manhattan Condominium Price¹. It is calculated using the same methodology as the prices for our current 25 Metropolitan Statistical Areas (MSAs) and will be supported by the same analytics.

Over the past decade, widespread condominium development has played a key role in the New York City residential real estate market. Manhattan alone makes up over three-quarters of the total value of condos in the five boroughs and over half the total number of condo units². Recently, the number of condo sales in Manhattan has risen dramatically, with an increase of 22% from 2005 to 2006, and 66% from 2006 to 2007³.

When ranked against Radar Logic's existing 25 MSAs, RPX Manhattan Condo ranked #1 in terms of both median sale price and median price per square foot, with a median sale price of \$808,250 and a median 28-day PPSF of \$1,139.56 (San Jose, the second most expensive market, had a median sale price of \$718,000 and a PPSF of \$470.85)⁴. (Please see Figure 1 and Figure 2 on the following page).

Its high price point places the value of the Manhattan condo market in the top half of the current Radar Logic MSAs, despite its concentrated geographical size. When ranked against the 25 MSAs by total dollar value of residential sales since January 2006, Manhattan condo ranks #11, behind Boston and ahead of Philadelphia, with approximately \$57 billion in transactions (Boston had \$64 billion in transactions and Philadelphia had \$50.5 billion)⁵. (Please see Figure 3).

Since 2000, the average quarterly return of the Manhattan Condominium Price has been approximately 3.09%. Figures 4a and 4b show the return performance of the RPX Manhattan Condominium Price relative to various other investment vehicles.

For more information about RPX Manhattan Condominium Price, please visit our website:

www.radarlogic.com

For current and historical data for RPX Manhattan Condominium Price, please visit our Analytics website:

www.analytics.radarlogic.com

¹The RPX Manhattan Condo Price includes sales of condominium units in New York County, and co-op units where square footage is available.

²2005 NYC Housing and Vacancy Survey, www.Census.gov; Radar Logic

³Miller Samuel Inc.

^{4,5}Median sale price and total dollar value include sale records without square footage, Q3 2007

Manhattan Condo vs. 25 MSAs: Median PPSF, Median Sale Price, Total Dollar Value of Sales

Figures 1-3



Figure 1:
Median 28-day PPSF (Q3 2007)

| Rank | Index | Median 28-day PPSF(Q3 2007) | Rank | Index | Median 28-day PPSF(Q3 2007) |
|------|------------------------|-----------------------------|------|--------------|-----------------------------|
| 1 | Manhattan Condo | \$1,139.56 | 14 | Philadelphia | \$160.82 |
| 2 | San Jose | \$470.85 | 15 | Minneapolis | \$157.59 |
| 3 | San Francisco | \$443.79 | 16 | Phoenix | \$154.02 |
| 4 | Los Angeles | \$385.14 | 17 | Denver | \$148.72 |
| 5 | San Diego | \$309.77 | 18 | Tampa | \$134.51 |
| 6 | New York | \$300.93 | 19 | Jacksonville | \$121.89 |
| 7 | Boston | \$243.11 | 20 | Milwaukee | \$119.22 |
| 8 | Washington D.C. | \$233.31 | 21 | Detroit | \$107.27 |
| 9 | Seattle | \$233.25 | 22 | St. Louis | \$105.61 |
| 10 | Sacramento | \$211.66 | 23 | Atlanta | \$101.19 |
| 11 | Miami | \$194.41 | 24 | Charlotte | \$99.86 |
| 12 | Chicago | \$183.80 | 25 | Columbus | \$98.66 |
| 13 | Las Vegas | \$172.05 | 26 | Cleveland | \$96.15 |

Figure 2:
Median Sale Price (Q3 2007)

| Rank | Index | Median Sale Price (Q3 2007) ¹ | Rank | Index | Median Sale Price (Q3 2007) ¹ |
|------|------------------------|--|------|--------------|--|
| 1 | Manhattan Condo | \$808,250 | 14 | Phoenix | \$243,885 |
| 2 | San Jose | \$718,000 | 15 | Denver | \$238,500 |
| 3 | San Francisco | \$672,000 | 16 | Minneapolis | \$233,878 |
| 4 | Los Angeles | \$560,000 | 17 | Philadelphia | \$229,900 |
| 5 | San Diego | \$467,500 | 18 | Tampa | \$199,000 |
| 6 | New York | \$460,000 | 19 | Atlanta | \$196,900 |
| 7 | Washington D.C. | \$406,000 | 20 | Jacksonville | \$189,900 |
| 8 | Sacramento | \$360,000 | 21 | Milwaukee | \$185,000 |
| 9 | Seattle | \$355,000 | 22 | Charlotte | \$183,750 |
| 10 | Boston | \$350,000 | 23 | Columbus | \$156,000 |
| 11 | Las Vegas | \$293,701 | 24 | Detroit | \$145,000 |
| 12 | Miami | \$289,000 | 25 | St. Louis | \$142,775 |
| 13 | Chicago | \$255,000 | 26 | Cleveland | \$136,000 |

¹ Includes sale records without square footage

Figure 3:
Total Dollar Value of Sales Since 2006

| Rank | Index | \$ Value Sold Since Jan 2006 ² | Rank | Index | \$ Value Sold Since Jan 2006 ² |
|------|------------------------|---|------|--------------|---|
| 1 | New York | \$359,856,000,730 | 14 | Las Vegas | \$47,548,118,976 |
| 2 | Los Angeles | \$153,068,291,430 | 15 | Denver | \$39,674,823,512 |
| 3 | Washington D.C. | \$112,468,604,808 | 16 | San Diego | \$36,567,466,439 |
| 4 | Chicago | \$106,840,461,318 | 17 | Minneapolis | \$33,782,814,495 |
| 5 | Miami | \$95,466,278,286 | 18 | San Jose | \$31,333,044,152 |
| 6 | Phoenix | \$83,848,956,114 | 19 | Sacramento | \$30,925,018,711 |
| 7 | Atlanta | \$78,605,190,210 | 20 | Charlotte | \$26,325,710,273 |
| 8 | San Francisco | \$77,770,983,164 | 21 | Detroit | \$23,396,925,870 |
| 9 | Seattle | \$66,591,460,568 | 22 | Jacksonville | \$20,604,754,725 |
| 10 | Boston | \$63,969,197,906 | 23 | St. Louis | \$16,735,246,336 |
| 11 | Manhattan Condo | \$56,985,258,462 | 24 | Columbus | \$14,962,286,277 |
| 12 | Philadelphia | \$50,513,750,181 | 25 | Milwaukee | \$10,370,933,354 |
| 13 | Tampa | \$47,651,304,835 | 26 | Cleveland | \$9,224,437,898 |

² Includes sale records without square footage

Manhattan Condo vs Selected Asset Classes Return vs Volatility (2000-2007)

Figures 4a,4b



The average quarterly return for selected asset classes plotted against the standard deviation of those returns. Quarterly returns are calculated based on the end-of-quarter value for consecutive quarters from 2000 until 2007. The upper left quadrant contains asset classes with traditionally

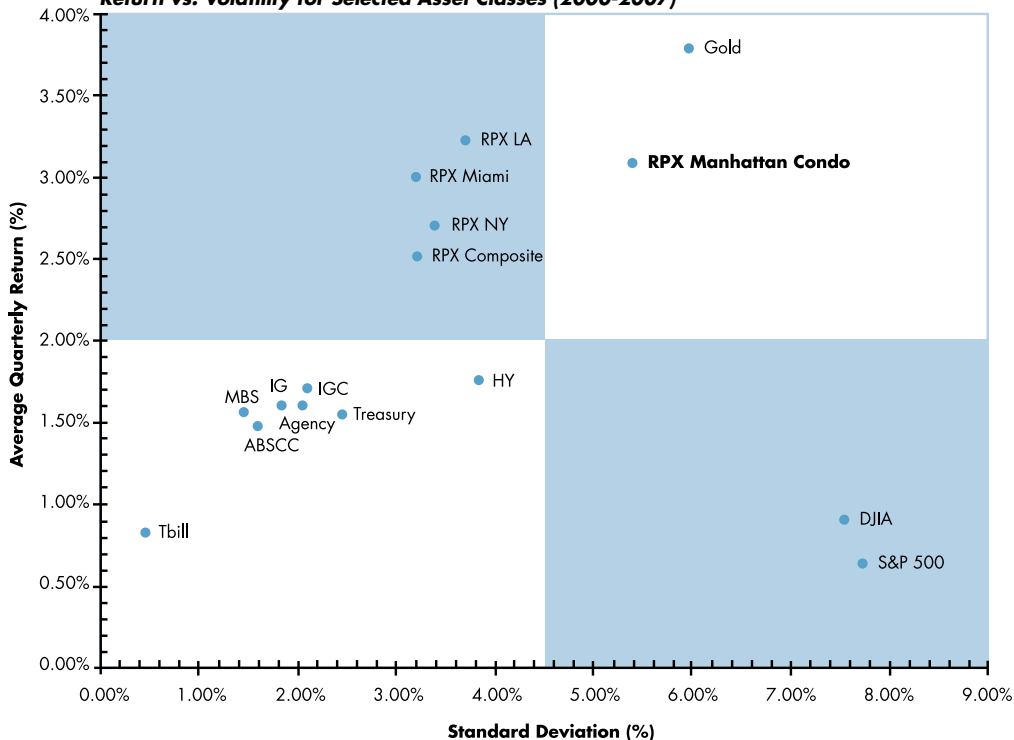
high returns and low volatility, while the lower right quadrant is an area of high volatility and low return. Please note that there is significant seasonal variation in the RPX numbers, leading to a likely overstatement of their volatility.

Figure 4a:
Average Quarterly Returns (2000-2007)

| Asset Class | Average Return | Standard Deviation |
|--|----------------|--------------------|
| Gold | 3.79% | 5.96% |
| RPX Los Angeles | 3.23% | 3.70% |
| RPX Manhattan Condo | 3.09% | 5.37% |
| RPX Miami | 3.00% | 3.19% |
| RPX New York | 2.71% | 3.39% |
| RPX 25-MSA Composite | 2.52% | 3.22% |
| High Yield Credit (HY) | 1.76% | 3.84% |
| Investment Grade Credit (IGC) | 1.70% | 2.06% |
| Agency | 1.60% | 2.04% |
| All Investment Grade (IG) | 1.60% | 1.83% |
| Mortgage-Backed Securities (MBS) | 1.56% | 1.45% |
| Treasury | 1.55% | 2.42% |
| Asset-Backed Securities - Credit Card (ABS CC) | 1.48% | 1.59% |
| Dow Jones Industrial Average (DJIA) | 0.91% | 7.54% |
| T-Bill | 0.83% | 0.46% |
| S&P 500 | 0.65% | 7.71% |

Source: Morgan Stanley; Citigroup; Yahoo Finance, www.yahoo.finance.com; Radar Logic

Figure 4b:
Return vs. Volatility for Selected Asset Classes (2000-2007)





Radar Logic Incorporated

Radar Logic Incorporated, a real estate data and analytics company, calculates and publishes the Radar Logic Daily™ Prices. The prices track housing values for major U.S. metropolitan areas and are the basis of the Residential Property Index™ (RPX™), a market that enables real estate to be traded as a liquid asset, via property derivatives offered by major financial institutions.

RPX allows real estate and financial professionals to manage opportunity and risk, invest in real estate values without owning physical assets and effectively analyze markets using a consistent metric: price per square foot.

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