

Top residential firms 2008

Number of Manhattan agents

| Rank | | Firm | May 2008 | May 2007 | % Change |
|----------|----------|------------------------------|----------|----------|----------|
| May 2008 | May 2007 | | | | |
| 1 | 1 | Prudential Douglas Elliman | 1,464 | 1,509 | -3.0% |
| 2 | 2 | Corcoran* | 1,100 | 925 | 18.9% |
| 3 | 3 | Citi Habitats | 816 | 774 | 5.4% |
| 4 | 4 | Halstead | 540 | 546 | -1.1% |
| 5 | 5 | Brown Harris Stevens | 329 | 319 | 3.1% |
| 6 | 6 | Bond New York | 272 | 247 | 10.1% |
| 7 | 7 | Bellmarc | 232 | 215 | 7.9% |
| 8 | 9 | Stribling | 214 | 199 | 7.5% |
| 9 | 8 | Coldwell Banker Hunt Kennedy | 197 | 204 | -3.4% |
| 10 | 11 | Warburg | 175 | 161 | 8.7% |
| 11 | n/a | Charles Rutenberg Realty | 156 | n/a | n/a |
| 12 | 12 | Sotheby's | 152 | 145 | 4.8% |
| 13 | n/a | Nest Seekers | 117 | n/a | n/a |
| 14 | n/a | Fenwick Keats Goodstein | 115 | n/a | n/a |
| 15 | 10 | Century 21 NY Metro | 95 | 171 | -44.4% |

Total Manhattan listings

| Rank | | Firm | May 2008 | May 2007 | % Change |
|----------|----------|------------------------------|----------|----------|----------|
| May 2008 | May 2007 | | | | |
| 1 | 2 | Corcoran* | 1,829 | 1,039 | 76.0% |
| 2 | 1 | Prudential Douglas Elliman | 1,777 | 1,244 | 42.8% |
| 3 | 3 | Halstead | 695 | 554 | 25.5% |
| 4 | 4 | Brown Harris Stevens | 496 | 305 | 62.6% |
| 5 | 8 | Sotheby's | 210 | 130 | 61.5% |
| 6 | 5 | Stribling | 208 | 177 | 17.5% |
| 7 | 6 | Bellmarc | 203 | 161 | 26.1% |
| 8 | 9 | Citi Habitats | 156 | 128 | 21.9% |
| 9 | 7 | Warburg | 153 | 134 | 14.2% |
| 10 | 10 | Coldwell Banker Hunt Kennedy | 119 | 77 | 54.5% |
| 11 | n/a | Nest Seekers | 62 | n/a | n/a |
| 12 | 11 | Century 21 NY Metro | 33 | 47 | -29.8% |
| 13 | n/a | Fenwick Keats Goodstein | 29 | n/a | n/a |
| 14 | 12 | Bond New York | 20 | 7 | 185.7% |
| 15 | n/a | Charles Rutenberg Realty | 8 | n/a | n/a |

Listings per Manhattan agent

| Rank | | Firm | May 2008 | May 2007 | % Change |
|----------|----------|------------------------------|----------|----------|----------|
| May 2008 | May 2007 | | | | |
| 1 | 1 | Corcoran* | 1.66 | 1.12 | 48.5% |
| 2 | 3 | Brown Harris Stevens | 1.51 | 0.96 | 57.0% |
| 3 | 4 | Sotheby's | 1.38 | 0.90 | 53.5% |
| 4 | 2 | Halstead | 1.29 | 1.01 | 27.4% |
| 5 | 7 | Prudential Douglas Elliman | 1.21 | 0.82 | 48.0% |
| 6 | 5 | Stribling | 0.97 | 0.89 | 9.2% |
| 7 | 8 | Bellmarc | 0.88 | 0.75 | 16.7% |
| 8 | 6 | Warburg | 0.87 | 0.83 | 5.3% |
| 9 | 9 | Coldwell Banker Hunt Kennedy | 0.60 | 0.38 | 59.0% |
| 10 | n/a | Nest Seekers | 0.53 | n/a | n/a |
| 11 | 10 | Century 21 NY Metro | 0.35 | 0.27 | 28.7% |
| 12 | n/a | Fenwick Keats Goodstein | 0.25 | n/a | n/a |
| 13 | 11 | Citi Habitats | 0.19 | 0.17 | 12.5% |
| 14 | 12 | Bond New York | 0.07 | 0.03 | 145.1% |
| 15 | n/a | Charles Rutenberg Realty | 0.05 | n/a | n/a |

Total \$ volume, Manhattan listings

| Rank | | Firm | (in millions) | | |
|----------|----------|------------------------------|---------------|----------|----------|
| May 2008 | May 2007 | | May 2008 | May 2007 | % Change |
| 1 | 2 | Corcoran* | \$4,358 | \$2,228 | 95.6% |
| 2 | 1 | Prudential Douglas Elliman | \$3,611 | \$2,429 | 48.7% |
| 3 | 3 | Brown Harris Stevens | \$2,514 | \$1,377 | 82.5% |
| 4 | 5 | Sotheby's | \$1,089 | \$680 | 60.1% |
| 5 | 4 | Halstead | \$1,018 | \$768 | 32.6% |
| 6 | 6 | Stribling | \$622 | \$541 | 15.0% |
| 7 | 7 | Warburg | \$258 | \$299 | -13.7% |
| 8 | 8 | Bellmarc | \$201 | \$189 | 6.3% |
| 9 | 10 | Coldwell Banker Hunt Kennedy | \$180 | \$76 | 136.4% |
| 10 | 9 | Citi Habitats | \$152 | \$123 | 23.6% |
| 11 | n/a | Nest Seekers | \$70 | n/a | n/a |
| 12 | 11 | Century 21 NY Metro | \$38 | \$64 | -40.6% |
| 13 | n/a | Fenwick Keats Goodstein | \$28 | n/a | n/a |
| 14 | 12 | Bond New York | \$23 | \$9 | 151.0% |
| 15 | n/a | Charles Rutenberg Realty | \$10 | n/a | n/a |

Top residential firms 2008

Median listing price for Manhattan agents

| Rank | | Firm | Median (in thousands) | | |
|-------------|------------|------------------------------|-----------------------|----------|----------|
| May 2008 | May 2007 | | May 2008 | May 2007 | % Change |
| 1 | 1 | Sotheby's | \$2,795 | \$2,718 | 2.8% |
| 2 | 2 | Brown Harris Stevens | \$2,500 | \$2,175 | 14.9% |
| 3 | 3 | Stribling | \$2,000 | \$1,795 | 11.4% |
| 4 | 4 | Prudential Douglas Elliman | \$1,359 | \$1,175 | 15.6% |
| 5 | 5 | Corcoran* | \$1,340 | \$1,170 | 14.5% |
| 6 | 9 (tie) | Coldwell Banker Hunt Kennedy | \$1,000 | \$695 | 43.9% |
| 7 | n/a | Charles Rutenberg Realty | \$995 | n/a | n/a |
| 8 | 6 | Halstead | \$889 | \$980 | -9.3% |
| 9 | n/a | Nest Seekers | \$799 | n/a | n/a |
| 10 | 7 | Warburg | \$795 | \$915 | -13.1% |
| 11 | n/a | Fenwick Keats Goodstein | \$749 | n/a | n/a |
| 12 | 8 | Bellmarc | \$729 | \$725 | 0.6% |
| 13 (tie) | 11 | Century 21 NY Metro | \$649 | \$635 | 2.2% |
| 13 (tie) | 12 | Citi Habitats | \$649 | \$610 | 6.4% |
| 15 | 9 (tie) | Bond New York | \$625 | \$695 | -10.1% |

Manhattan agents with a \$4m listing or higher

| Rank | | Firm | May 2008 | | May 2007 | |
|-------------|------------|------------------------------|----------|----------|----------|----------|
| May 2008 | May 2007 | | total | % agents | total | % agents |
| 1 | 1 | Prudential Douglas Elliman | 103 | 7.0% | 69 | 4.6% |
| 2 | 2 | Corcoran* | 70 | 6.4% | 53 | 5.7% |
| 3 | 3 | Brown Harris Stevens | 63 | 19.1% | 39 | 12.2% |
| 4 | 4 | Sotheby's | 44 | 28.9% | 32 | 22.1% |
| 5 | 6 (tie) | Halstead | 29 | 5.4% | 11 | 2.0% |
| 6 | 5 | Stribling | 21 | 9.8% | 21 | 10.6% |
| 7 | 6 (tie) | Warburg | 12 | 6.9% | 11 | 6.8% |
| 8 | 8 | Bellmarc | 7 | 3.0% | 4 | 1.9% |
| 9 | 11 | Coldwell Banker Hunt Kennedy | 6 | 3.0% | 1 | 0.5% |
| 10 | 9 | Citi Habitats | 5 | 0.6% | 3 | 0.4% |
| 11 (tie) | 12 | Bond New York | 1 | 0.4% | 0 | 0.0% |
| 11 (tie) | 10 | Century 21 NY Metro | 1 | 1.1% | 1 | 0.6% |
| 11 (tie) | n/a | Nest Seekers | 1 | 0.9% | n/a | n/a |
| 14 (tie) | n/a | Charles Rutenberg Realty | 0 | 0.0% | n/a | n/a |
| 14 (tie) | n/a | Fenwick Keats Goodstein | 0 | 0.0% | n/a | n/a |

Manhattan agents with a \$10m listing or higher

| Rank | | Firm | Count | | |
|-------------|------------|------------------------------|----------|----------|----------|
| May 2008 | May 2007 | | May 2008 | May 2007 | % Change |
| 1 | 1 | Brown Harris Stevens | 28 | 17 | 64.7% |
| 2 | 4 | Sotheby's | 23 | 13 | 76.9% |
| 3 | 2 | Prudential Douglas Elliman | 20 | 16 | 25.0% |
| 4 | 3 | Corcoran* | 16 | 15 | 6.7% |
| 5 (tie) | 7 | Halstead | 4 | 2 | 100.0% |
| 5 (tie) | 5 | Stribling | 4 | 6 | -33.3% |
| 5 (tie) | 6 | Warburg | 4 | 5 | -20.0% |
| 8 | 8 | Bellmarc | 3 | 1 | 200.0% |
| 9 | 9 (tie) | Citi Habitats | 1 | 0 | n/a |
| 10 (tie) | 9 (tie) | Bond New York | 0 | 0 | 0.0% |
| 10 (tie) | 9 (tie) | Century 21 NY Metro | 0 | 0 | 0.0% |
| 10 (tie) | n/a | Charles Rutenberg Realty | 0 | n/a | n/a |
| 10 (tie) | 9 (tie) | Coldwell Banker Hunt Kennedy | 0 | 0 | 0.0% |
| 10 (tie) | n/a | Fenwick Keats Goodstein | 0 | n/a | n/a |
| 10 (tie) | n/a | Nest Seekers | 0 | n/a | n/a |

Manhattan agents with no active residential listings

| Rank | | Firm | Percentage of agents | | |
|----------|----------|------------------------------|----------------------|----------|----------|
| May 2008 | May 2007 | | May 2008 | May 2007 | % Change |
| 1 | n/a | Charles Rutenberg Realty | 94.9% | n/a | n/a |
| 2 | 1 | Bond New York | 94.5% | 97.6% | -3.1% |
| 3 | n/a | Nest Seekers | 88.9% | n/a | n/a |
| 4 | 2 | Citi Habitats | 88.6% | 88.5% | 0.1% |
| 5 | n/a | Fenwick Keats Goodstein | 84.3% | n/a | n/a |
| 6 | 3 | Century 21 NY Metro | 80.0% | 88.3% | -8.3% |
| 7 | 4 | Coldwell Banker Hunt Kennedy | 71.1% | 78.9% | -7.8% |
| 8 | 7 | Stribling | 66.8% | 64.8% | 2.0% |
| 9 | 8 | Warburg | 66.3% | 59.0% | 7.3% |
| 10 | 6 | Prudential Douglas Elliman | 62.3% | 68.5% | -6.2% |
| 11 | 5 | Halstead | 58.0% | 70.3% | -12.3% |
| 12 | 11 | Corcoran* | 55.9% | 56.3% | -0.4% |
| 13 | 9 | Bellmarc | 55.2% | 58.6% | -3.4% |
| 14 | 12 | Brown Harris Stevens | 51.1% | 53.8% | -2.7% |
| 15 | 10 | Sotheby's | 45.4% | 58.3% | -12.9% |

All data 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.
 *In this year's survey, agents working for Sunshine (110) were counted with Corcoran's agents (990) to account for Corcoran's total agents (1,100). Sunshine's listings in OLR (259 listings, totaling \$625,435,200) were also counted in Corcoran's total listings.

Top residential firms 2008

Priciest Manhattan listings by firm



Bellmarc

Ben Jacoby

Townhouse at 171 East 62nd Street for \$27,000,000

Alice Caceres and Ben Jacoby

Townhouse at 21 East 84th Street for \$19,500,000

Dianne Van Laer

Townhouse at 157 East 82nd Street for \$10,000,000

Bond New York

Jaylin Ramer

Co-op at 50 Central Park West for \$5,995,000

James S. Coleman

Live/work loft at 132-138 Mulberry Street for \$3,400,000

Jaylin Ramer

Condo at 260 Park Avenue South for \$1,595,000

Brown Harris Stevens

Elizabeth Lee Sample and Brenda Powers

Penthouse co-op at 795 Fifth Avenue for \$70,000,000

Wilbur Gonzalez and Wendy Maitland

Penthouse condo at 23 East 22nd Street for \$45,000,000

Kathy Sloane

Penthouse at 502 Park Avenue for \$45,000,000

Century 21 NY Metro

Jeff Silverstein

Condo at 151 East 58th Street for \$7,900,000

Jeff Silverstein

Co-op at 200 Mercer Street for \$3,495,000

Robert Rosa

Condo at 502 Park Avenue for \$3,179,000

Charles Rutenberg Realty

Mary Zahoudanis

Penthouse condo at 81 White Street for \$3,300,000

Cindy Spallone

Condo at 1600 Broadway for \$1,895,000

Robert Seligsohn

Co-op at 145 East 15th Street for \$1,200,000



Citi Habitats

Laura Hernandez

Condo at 80 Columbus Circle for \$10,950,000

Rachel Roman

Penthouse condo at 151 West 17th Street for \$5,690,000

Jeffry Roth

Co-op at 17 White Street for \$4,500,000

Coldwell Banker Hunt Kennedy

Stan Ponte

Duplex co-op at 1 Beekman Place for \$9,850,000

Alexandra Winter and David Lazizzera

Condo loft at 704 Broadway for \$9,600,000

Bonnie Brown and Jim Harp

Townhouse at 284 West 11th Street for \$8,995,000

Corcoran

Joan Kaplan

Co-op at 795 Fifth Avenue for \$50,000,000

Deborah Grubman and Carol Cohen

Townhouse at 57 East 66th Street for \$38,500,000

Deborah Grubman, Carol Cohen and Nicole Goldberg

Townhouse at 2 North Moore Street for \$35,000,000

Fenwick Keats Goodstein

Christina Connolly

Co-op at 2025 Broadway for \$2,399,000

Mike Sieger

Loft at 252 Seventh Avenue for \$2,150,000

Jane Restuccia

Condo at 100 United Nations Plaza for \$1,895,000

Halstead

Mary Ferraro

Co-op at 24 Gramercy Park South for \$14,500,000

Felicia De Chabris and Rena Goldstein

Condo at 1 Central Park South for \$14,000,000

Nancy Coffey

Co-op at 1067 Fifth Avenue for \$10,500,000



Nest Seekers

Alon Chadad and Moshe Balalo

Condo at 220 Riverside Boulevard for \$4,499,000

Carol Friedman

Condo at 145 Lexington Avenue for \$3,367,000

Foroogh Zarinehbab

Two condos at 404 East 79th Street, each for \$2,850,000

Prudential Douglas Elliman

Dolly Lenz

Townhouse at 601 Park Avenue for \$35,000,000

Dolly Lenz

Condo at 721 Fifth Avenue for \$22,500,000

Dolly Lenz and Sandra Papale

Penthouse condo at 502 Park Avenue for \$21,784,000

Sotheby's

Serena Boardman and Meredyth Smith

Mansion at 22 East 71st Street for \$75,000,000

Meredyth Smith and Roger Erickson

Townhouse at 11 East 82nd Street for \$40,000,000

Roger Erickson

Triplex loft condo at 176 Perry Street for \$33,000,000

Stribling

Kirk Henckels and Anne Kettle Baker

Townhouse at 17 East 90th Street for \$33,000,000

Kirk Henckels and Anne Kettle Baker

Co-op at 810 Fifth Avenue for \$27,500,000

Alexa Lambert, Tim Desmond and Linda Melnick

Penthouse condo at 807 Park Avenue for \$15,990,000

Warburg

Craig Schiller and Meredith Specht

Co-op at 1 West 72nd Street for \$19,500,000

Richard Steinberg

Townhouse at 45 East 74th Street for \$16,250,000

Lisa Silverman and Linda Reiner

Townhouse at 15 Sutton Place for \$15,000,000