



**Nikki Field**  
Senior Vice President, Associate Broker  
212.606.7669  
nikki.field@sothebyshomes.com

What a difference a month can make in the high stakes Manhattan Real Estate Market. Home Sales in the third quarter have increased by 45.6% from second quarter. Driven by rising consumer confidence and a rebounding stock market, buyers have come out to buy again. Inventory is shrinking and you can hear a collective sigh of relief from sellers. Our once languishing properties have received realistic offers that sellers have accepted.

We found that many of our negotiable sellers were themselves looking towards their next purchase in "the buyer's market." Sellers were more than ready to reduce their selling expectations in order to secure an equally attractive new purchase for themselves.

Please review our new inventory, as it represents the corrected market prices. You will find that all of our current exclusive listings are priced attractively and are designed to secure deals on a timely basis. Our two most unique exclusive properties are, perhaps, the single greatest architecturally significant private residences in Manhattan. The Chapel and The Castle. The Chapel has just been given a significantly reduced price of \$12,500,000.

If you would like to discuss the market in general, or your specific real estate needs, please call or e-mail Nikki Field, Helen Marcos or Jeanne Bucknam.