

From: "Candler, Leighton" <[REDACTED]>
To: "jeevacation@gmail.com" <jeevacation@gmail.com>
Subject: Corcoran's 2013 First Quarter Report
Date: Sun, 14 Apr 2013 15:58:53 +0000

Dear Jeffrey:

I hope this email finds you well and enjoying spring. I have attached Corcoran's in-depth look at residential sales in Manhattan. [Please click here for the report](#)

It is rather lengthy, if you do not have time to read it in its entirety, the key points are that the market is long on demand and short on supply.

There is an unprecedented demand for apartments since the beginning of the year. The number of signed contracts in the first quarter were up 24% over the prior year. Supply is very short with available inventory down 50% from the peak, which is a lower level than any time since 2004. All properties priced at market value have active bidding, and those priced aggressively, but within 10 - 15 percent of market value are receiving serious attention. Interest rates remain at all time lows for those financing, but of course all cash buyers continue to be out in droves which makes for competitive bidding.

For property owners thinking of selling there has never been a better time to list since before the financial collapse of 2008. For those hoping to buy, swift and aggressive action is proving to be the key in securing a home. Whichever you may be, please feel free to contact with any questions about the report and any real estate needs you may have.

Sincerely,

Leighton

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