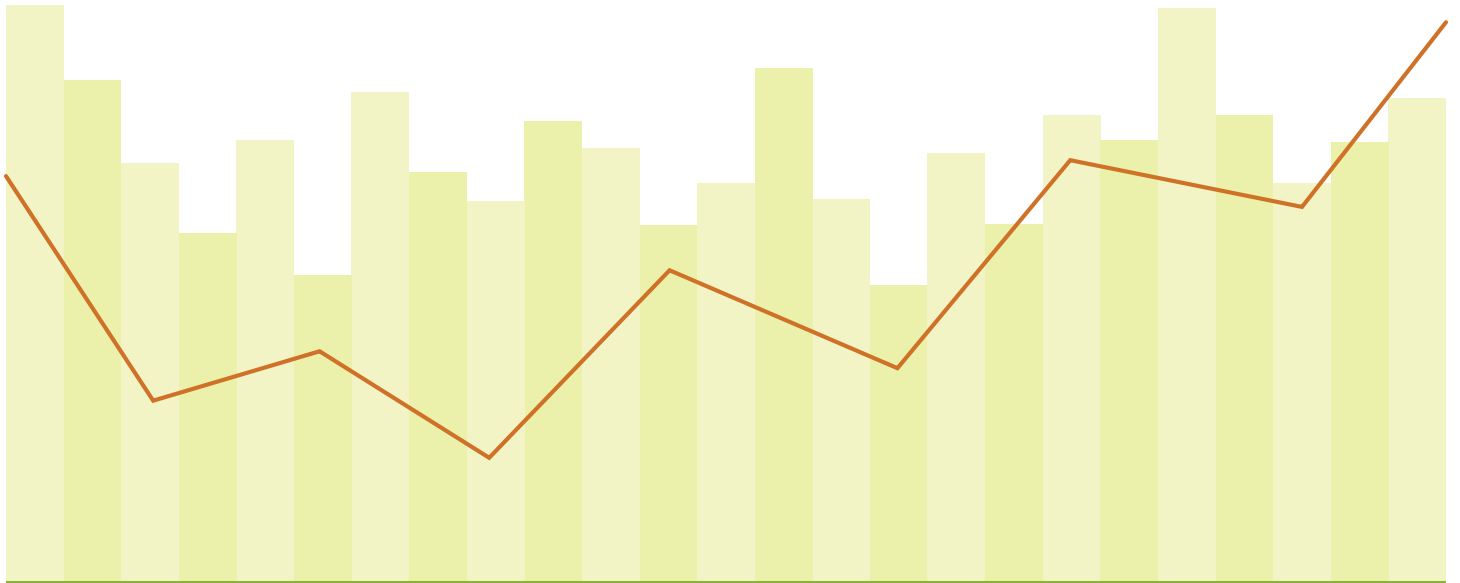




Index Report

2006 – The year in review



New York City

The Oodle Index tracks local, real-time market trends in cars, real estate and apartment rentals based on the millions of classified listings posted in New York City. In this report you will read about key trends in 2006 and how New York City compares to other major markets throughout the United States.

To receive more information or to request an interview, please contact: press@oodle.com.

The Oodle Index

Data for the Oodle Index is calculated nationwide from the hundreds of millions of classified listings published in over 75,000 sources. Oodle tracks and analyzes this data at the city and neighborhood level. As opposed to quarterly indices such as those available in the real estate market, the Oodle Index is updated on a daily basis, reporting trends in real-time.

Currently, Oodle Index reports are available for 12 of the top cities in the United States: Atlanta, Boston, Chicago, Dallas/Fort Worth, Los Angeles, New York City, Orlando, Philadelphia, Phoenix, Seattle, San Francisco, and Washington, D.C.

Oodle Index Automobile Market New York City¹

You Can Get A Deal On A Car

While New York City has been touted as the most expensive city in which to live, not so when it comes to buying cars.

Of the ten most popular cars in the New York City metro, eight were less expensive in New York City than across the nation. New York City prices fared even better when compared to large metros like Los Angeles and San Francisco. The average price of a Honda Accord '04 model was \$18,060 (New York City), \$18,240 (Los Angeles) and \$18,750 (San Francisco). For luxury vehicles, the price gap was wider. A BMW 3-Series '04 cost \$28,920 (New York City), \$29,060 (Los Angeles), and \$29,620 (San Francisco). What might account for these price differences? Blame it on the weather. Relatively cold and long winters in New York City may not only chill people but also car prices.

The Largest United States Market

While Detroit produces the most cars and Los Angeles has the nation's most extensive free-way system, turns out that New York City reigns as the largest market for resale vehicles. On any given day, over 200,000 cars are for sale in the New York Metropolitan Area. Perhaps the large supply of cars in New York City is what keeps prices competitive.

New Yorkers' Favorite Car? The Honda Accord.

New Yorkers buck national trends and favor smaller cars with the Honda Accord at the top of the list. In the last week of December alone, over 4,000 used Accords were on the New York market. New Yorkers also seem to have a soft spot for sedans, with eight out of ten most popular used cars in New York being 4-door sedans. Nationwide, that number drops to four out of ten most popular cars being 4-door sedans.

1. All car data is based on listing in New York City and an approximate 50-mile radius. For a complete list of cities covered, see www.oodle.com.

Most Popular Used Cars in New York 2006

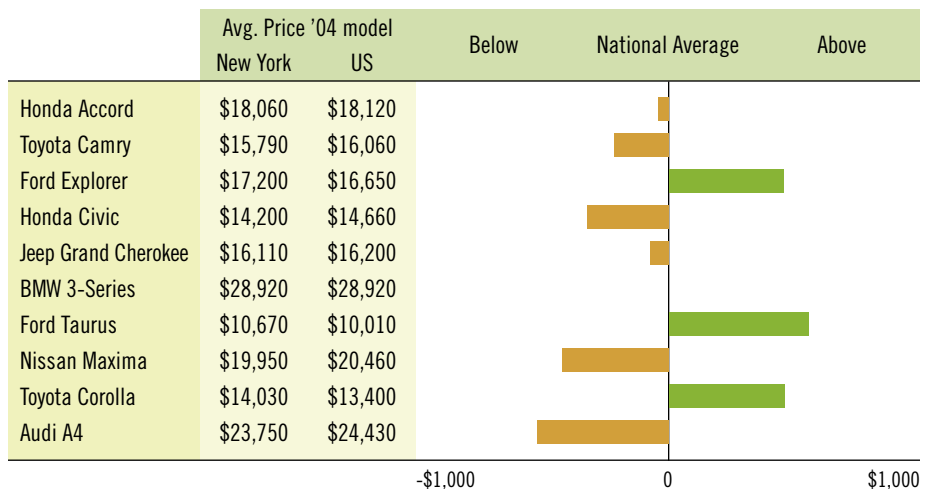
New York City

1. Honda Accord
2. Toyota Camry
3. Ford Explorer
4. Honda Civic
5. Jeep Grand Cherokee
6. BMW 3-Series
7. Ford Taurus
8. Nissan Maxima
9. Toyota Corolla
10. Audi A4

United States

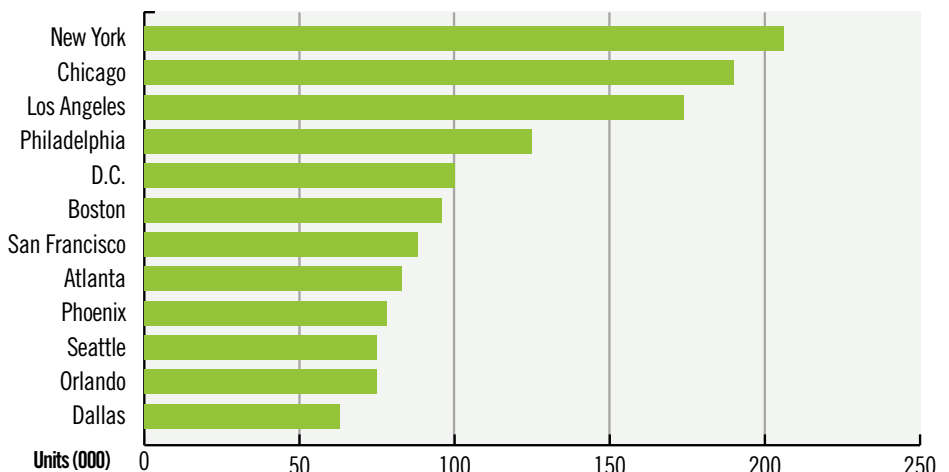
1. Ford F150
2. Chevrolet Silverado
3. Ford Taurus
4. Honda Accord
5. Dodge Ram
6. Ford Explorer
7. Chevrolet Impala
8. Jeep Grand Cherokee
9. Toyota Camry
10. Ford Mustang

New York City Car Prices vs. National Car Prices 2006



Number of Cars Listed for Resale

(Dec. 31st, 2006)



Oodle Index Housing Market New York City²

Real Estate – Price Stability in Two-Bedrooms

In keeping with national trends, the New York City real estate market appears to have slowed down over the past three quarters, with average prices for a one-bedroom home dropping from \$508,290 in Q2 to \$481,970 in Q3, to \$456,050 in Q4. The trend is similar for three-bedroom properties. However, two-bedrooms properties appear to be more stable. Although two-bedroom homes dipped in the third quarter of the year, the price has rebounded to approximately 8 percent below the price in the second quarter.

Apartment Rentals – Prices Heat Up

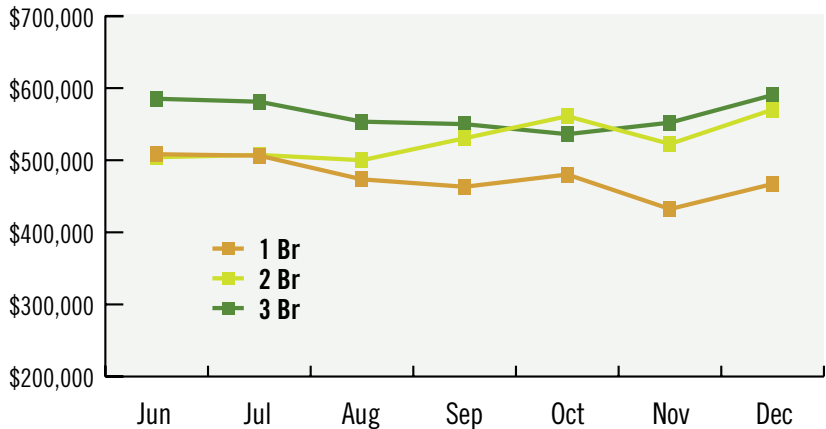
Rental and real estate markets typically move inversely: potential buyers become unwilling to buy if they feel prices are declining and turn to the rental market. Indeed, this is what the New York City Oodle Index shows: rental prices trended up during 2006 for one-, two-, and three-bedrooms alike. One exception to this trend: rental prices fell during the summer months. A case of rental summer blues? Do New Yorkers shy away from moving during the hot summer months? Or do apartments linger (and correspondingly prices) as New Yorkers leave the city on vacation? Whatever the cause, it seems that the message to renters is you can snag a deal in June through August.

Other take-homes in New York City real estate and rentals: Great news for two-bedroom buyers. Because two-bedroom homes are more price stable than either one-bedroom or three-bedroom homes – they are hence possibly a safer, if not better, deal. Lastly, watch for one-bedroom and three-bedroom house prices to pick up. As rentals get even pricier, the attractiveness of buying will increase, which may mark a general uptake in the New York City real estate market and a good time for a gamble. Current prices appear to be leveling off for one- and three-bedroom rentals, which may indicate that some are already making that gamble.

2. Real estate and apartment rental data is based on condo, apartment and house listings in New York City.

3. Rental data is calculated based on the average of the 12 cities surveyed in the Oodle Index: Atlanta, Boston, Chicago, Dallas/Fort Worth, Los Angeles, New York City, Orlando, Philadelphia, Phoenix, Seattle, San Francisco, and Washington, D.C.

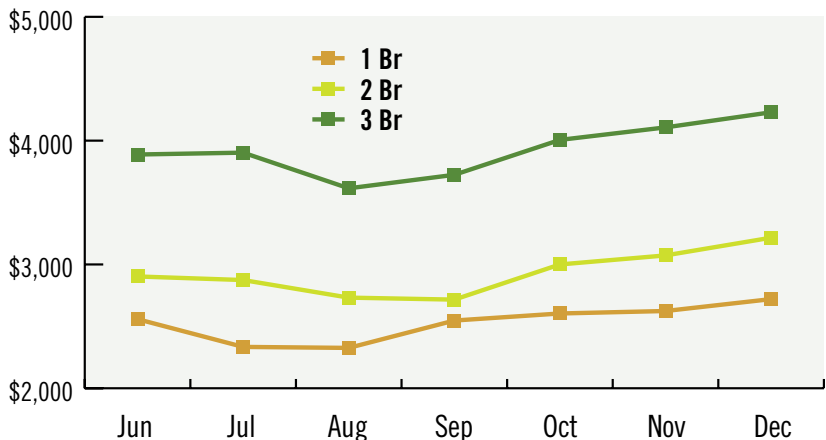
New York City Real Estate Prices 2006



New York City	Q2	Q3	Q4	%Change (Q3/Q4)
1 Br	\$508,290	\$480,970	\$456,050	-5.5%
2 Br	\$540,420	\$512,610	\$535,020	4.2%
3 Br	\$585,080	\$561,530	\$559,530	-0.4%

National	Q2	Q3	Q4	%Change (Q3/Q4)
1 Br	\$238,600	\$236,500	\$223,000	-6.1%
2 Br	\$247,300	\$240,600	\$219,400	-9.7%
3 Br	\$267,800	\$254,300	\$239,900	-6.0%

New York City Apartment Rental Prices 2006



New York City	Q2	Q3	Q4	%Change (Q3/Q4)
1 Br	\$2,570	\$2,400	\$2,650	9.4%
2 Br	\$3,050	\$2,770	\$3,100	10.6%
3 Br	\$4,050	\$3,750	\$4,110	8.8%

Big City ³	Q2	Q3	Q4	%Change (Q3/Q4)
1 Br	\$1,140	\$1,160	\$1,220	4.9%
2 Br	\$1,540	\$1,520	\$1,610	5.6%
3 Br	\$1,830	\$1,820	\$1,900	4.2%