

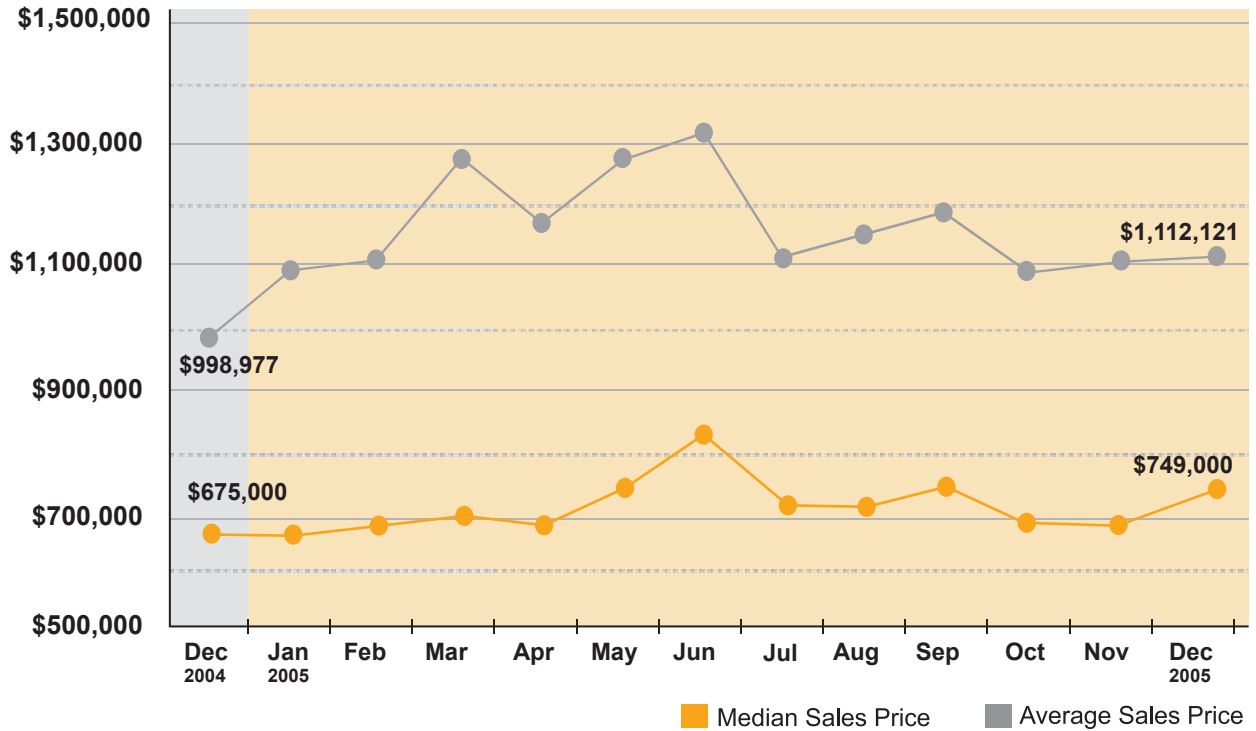
HALSTEAD PROPERTY

Monthly Market Report
DECEMBER 2005



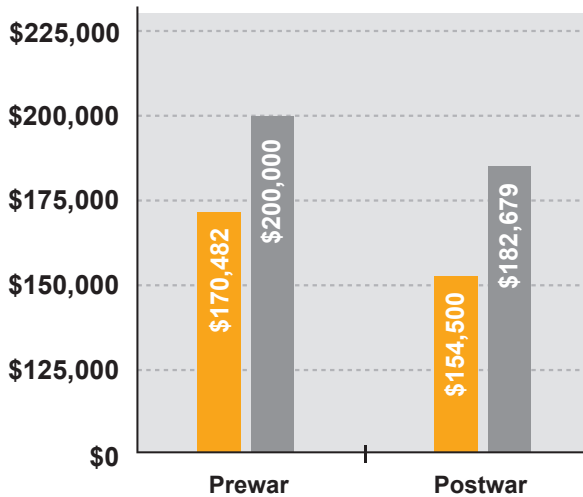
All Manhattan Apartments

Manhattan apartment prices averaged \$1,112,121 during December, an 11% improvement from a year ago. This was the second straight monthly increase in the average price, which reached its highest level since September. At \$749,000, the median price was also 11% higher than during December of 2004.

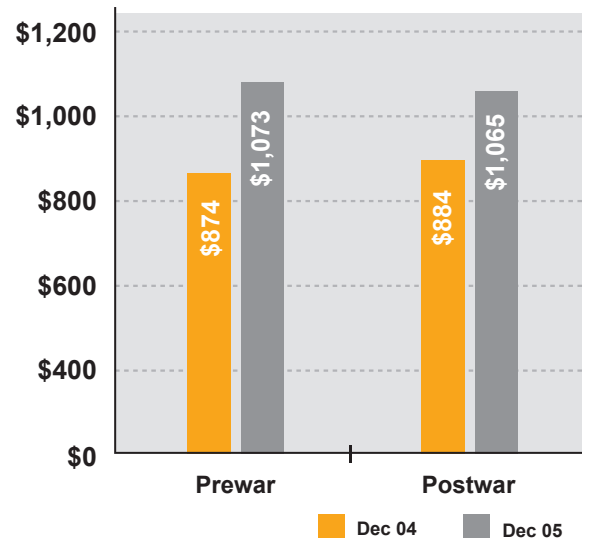


Postwar cooperatives sold for a median price of \$182,679 per room in December, an increase of 18% from a year ago. The median price per room rose 17% for prewar co-ops during this time. In the condominium market the median price per square foot rose 23% from December of 2004 for prewar, and 20% for postwar units.

COOPERATIVE
Median Price Per Room



CONDOMINIUM
Median Price Per Square Foot



Median Sale Price By Market Area



East Side

One-bedroom apartments on the East Side fetched a median price of \$650,000 in December; 30% higher than a year ago. Also rising sharply during this time were studio apartments, whose median price rose 29% to \$355,000.

	December 2004	December 2005	Change
Studio	\$275,000	\$355,000	29%
One-Bedroom	\$499,000	\$650,000	30%
Two-Bedroom	\$1,125,000	\$1,285,000	14%
Three-Bedroom & Larger	\$2,655,000	\$2,550,000	-4%

West Side

In the West Side market the median price for a two-bedroom apartment reached \$1,256,000 in December, a 29% improvement from a year ago. The median price for a one-bedroom in this market rose 24% over the past year to \$679,500.

	December 2004	December 2005	Change
Studio	\$349,000	\$372,000	7%
One-Bedroom	\$550,000	\$679,500	24%
Two-Bedroom	\$975,000	\$1,256,000	29%

*There were not enough 3+bedroom sales on the West Side for a valid comparison.

Downtown

Downtown pricing gains were led by studio apartments, whose median price of \$389,000 was 18% higher than a year ago. This figure rose 17% during this time for both one- and two-bedroom units in this market.

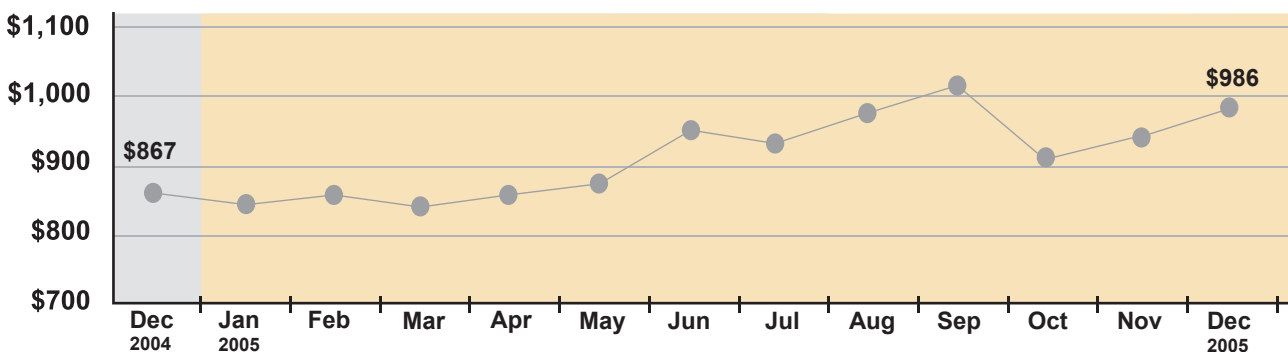
	December 2004	December 2005	Change
Studio	\$330,000	\$389,000	18%
One-Bedroom	\$499,000	\$586,000	17%
Two-Bedroom	\$1,150,000	\$1,340,000	17%

*There were not enough 3+bedroom sales Downtown for a valid comparison.



Manhattan Lofts - Median Price per Square Foot

In December the median price per square foot for loft apartments was \$986, 14% higher than a year ago and the second highest figure on record.



Inventory Report - Number of New Listings

East Side

The number of new listings entering the East Side market fell 21% over the past year, led by a 38% decline in studios. This was the second straight month in this market where all sizes of apartments added fewer listings than the prior year.

	December 2004	November 2005	December 2005	12-month Change
Studio	26	31	16	-38%
One-Bedroom	86	111	63	-27%
Two-Bedroom	65	101	64	-2%
Three-Bedroom	32	28	24	-25%
Four-Bedroom & Larger	20	18	14	-30%

West Side

For the second straight month new listings on the West Side rose sharply from the same period in 2004. Declines in studio and one-bedroom listings were offset by sharp gains in larger apartments, and led to an overall 15% increase from December of 2004.

	December 2004	November 2005	December 2005	12-month Change
Studio	25	33	24	-4%
One-Bedroom	48	98	44	-8%
Two-Bedroom	36	83	42	17%
Three-Bedroom	15	42	22	47%
Four-Bedroom & Larger	5	17	16	220%

Downtown

In the Downtown market, 2% fewer apartments entered the market than a year ago. The largest decline was in three-bedroom units, which added 33% less listings than during December of 2004. In the loft market, 24% fewer listings were added than a year ago.

	December 2004	November 2005	December 2005	12-month Change
Studio	22	46	35	59%
One-Bedroom	94	108	89	-5%
Two-Bedroom	60	67	54	-10%
Three-Bedroom	27	37	18	-33%
Four-Bedroom & Larger	2	11	5	150%
Lofts	75	102	57	-24%

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Data is provided by ValuExchange™, a proprietary database that contains the transactions of all Terra Holdings companies and is the largest known survey of the Manhattan residential real estate market.