

HALSTEAD PROPERTY



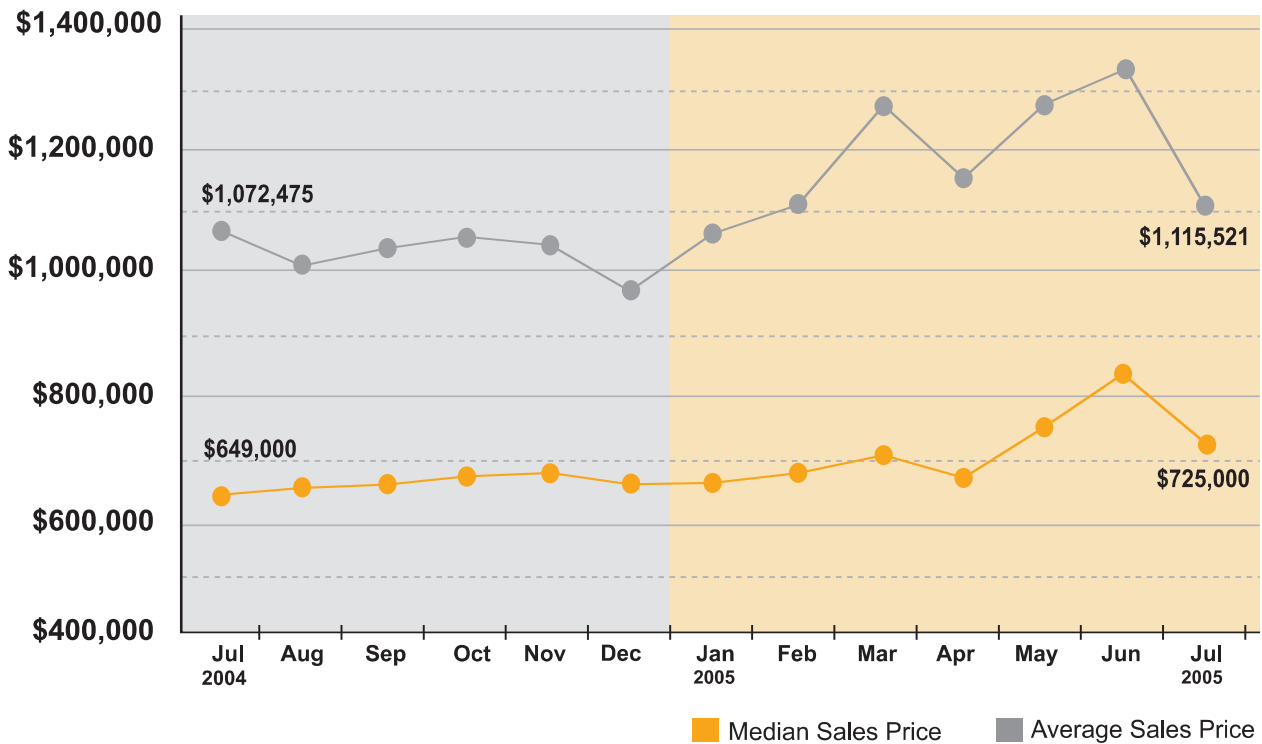
Monthly Market Report

JULY 2005



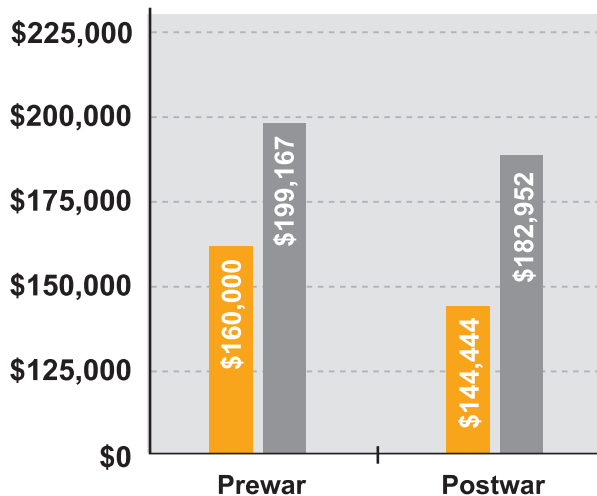
# All Manhattan Apartments

Manhattan apartment prices averaged \$1,115,521 in July, 4% higher than a year ago. While this represents a 16% decline from last month, it is important to note that the average price can fluctuate greatly from month to month, based on what type of apartments sell. The median price, a more stable indicator of the market, posted at 12% increase over the past year to \$725,000, the third highest figure ever. The large disparity between the growth of the average and median prices indicates that the luxury market is accounting for a decreasing percentage of sales, while the overall market remains strong.

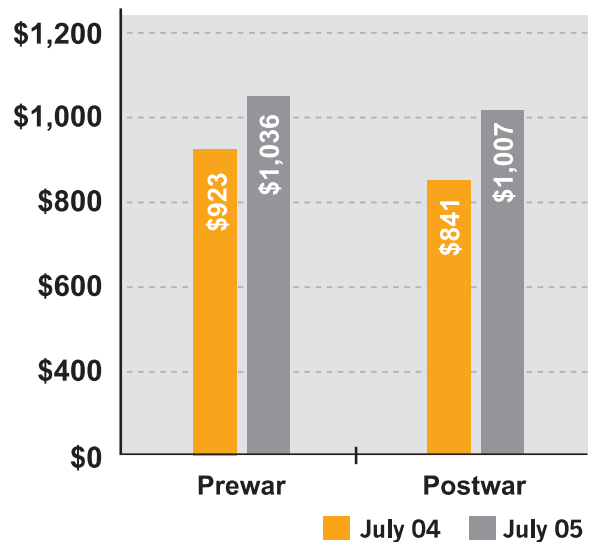


Looking at the cooperative market in July we see strong growth in prices. The median price per room is up 27% over the past year to \$182,952 for postwar units, and 24% to \$199,167 for prewar units. Condominium prices also rose sharply during this time, with the median price per square foot up 20% for postwar and 12% for prewar condos.

**COOPERATIVE**  
Median Price Per Room



**CONDOMINIUM**  
Median Price Per Square Foot



## Median Sale Price By Market Area



### East Side

On the East Side, pricing gains continue to lead by studios. Their median price of \$342,250 was 24% higher than a year ago. One-bedrooms also posted strong gains, as their median price rose 17% during this time to \$574,000.

	July 2004	July 2005	Change
Studio	\$275,000	\$342,250	24%
One-Bedroom	\$490,000	\$574,000	17%
Two-Bedroom	\$1,200,000	\$1,125,000	-6%
Three-Bedroom & Larger	\$2,300,000	\$2,395,000	4%

### West Side

All sizes of apartments on the West Side saw their median prices rise sharply from July of 2004, led by two-bedroom units. At \$1,295,000 the two-bedroom median price was 41% higher than a year ago. One-bedrooms were also hot, with their median price climbing 35% over the past year to \$675,000.

	July 2004	July 2005	Change
Studio	\$285,000	\$343,500	21%
One-Bedroom	\$499,000	\$675,000	35%
Two-Bedroom	\$920,000	\$1,295,000	41%
Three-Bedroom & Larger	\$1,650,000	\$2,150,000	30%

### Downtown

In the Downtown market, the median price for one-bedrooms was \$625,000 during July, 30% higher than the same period in 2004. The next largest increase was for two-bedroom units, up 24% in median price during this time to \$1,150,000.

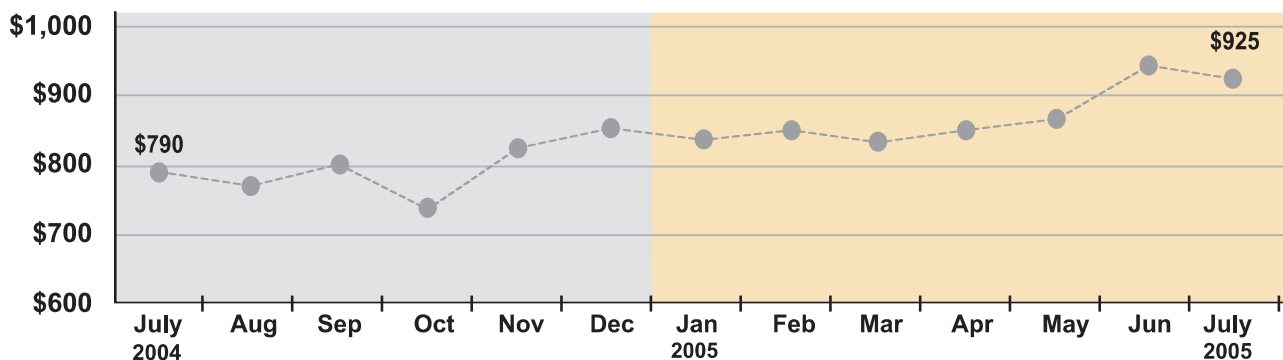
	July 2004	July 2005	Change
Studio	\$342,000	\$399,000	17%
One-Bedroom	\$479,000	\$625,000	30%
Two-Bedroom	\$925,000	\$1,150,000	24%

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



## Manhattan Lofts - Median Price per Square Foot

While down slightly from last month's record level, the median price per square foot for lofts in July of \$925 was the second highest ever, and 17% higher than a year ago.



# Inventory Report - Number of New Listings

## East Side

Fueled by a 32% decline in two-bedroom units, the number of new listings on the East Side fell 20% from July of 2004. Declines were seen for all sizes except four-bedroom and larger apartments, which were unchanged.

	July 2004	June 2005	July 2005	12-month Change
Studio	31	34	29	-6%
One-Bedroom	119	122	99	-17%
Two-Bedroom	90	123	61	-32%
Three-Bedroom	37	64	31	-16%
Four-Bedroom & Larger	12	22	12	0%

## West Side

The number of new listings on the West Side was virtually unchanged from a year ago. This is in sharp contrast to the past few months, when new listings fell dramatically from the same period in 2004.

	July 2004	June 2005	July 2005	12-month Change
Studio	25	51	28	12%
One-Bedroom	98	129	91	-7%
Two-Bedroom	59	86	54	-8%
Three-Bedroom	26	37	27	4%
Four-Bedroom & Larger	5	16	10	100%

## Downtown

In the Downtown market 6% fewer apartments came on the market than during July of 2004, led by a 46% drop for three-bedroom units. This is the second straight month new listings are down in this market.

	July 2004	June 2005	July 2005	12-month Change
Studio	53	65	55	4%
One-Bedroom	153	131	155	1%
Two-Bedroom	76	84	72	-5%
Three-Bedroom	37	22	20	-46%
Four-Bedroom & Larger	7	6	5	-29%
Lofts	126	155	87	-31%

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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.