

HALSTEAD PROPERTY

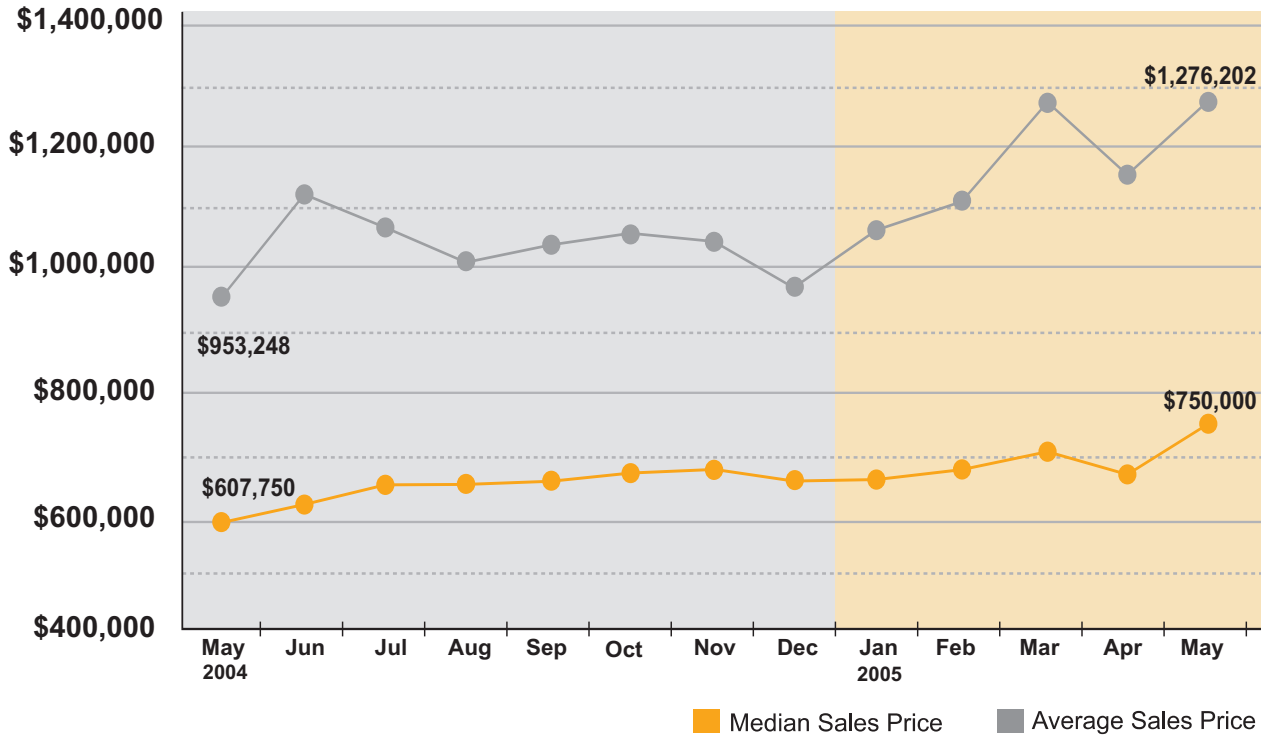


Monthly Market Report
MAY 2005



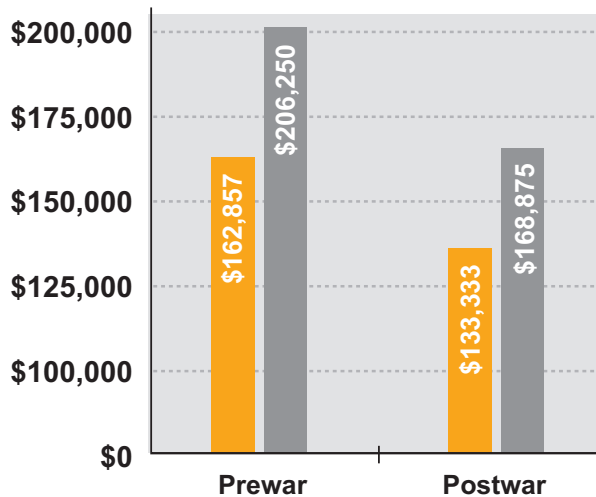
All Manhattan Apartments

After falling in April, the average price for a Manhattan apartment rebounded to a record level in May. At \$1,276,202, this figure was 34% higher than a year ago and 9% higher than just last month. The median price also posted a record, rising 23% from May of 2004 to \$750,000. The sharp reductions in new listings at the beginning of the year combined with large bonus payouts played a major roll in these increases which indicate that the April dip was an aberration.

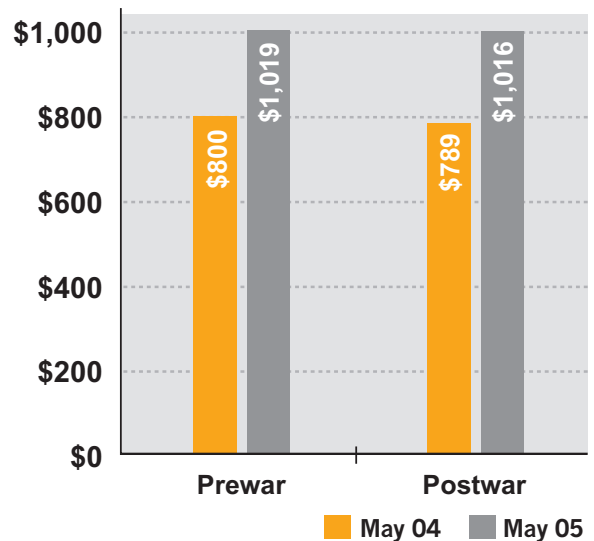


For the first time the median price per room for prewar co-ops bettered the \$200,000 mark, rising 27% over the past year to \$206,250. Postwar co-ops have also risen 27% in median price per room over this period to \$168,875. Both prewar and postwar condos fetched a median price of over \$1,000 per square foot in May. The prewar condo figure of \$1,019 was 27% higher than a year ago, while the postwar figure of \$1,016 was 29% higher.

COOPERATIVE Median Price Per Room



CONDOMINIUM Median Price Per Square Foot





East Side

One-bedroom apartments on the East Side fetched a median price of \$557,000 in May, 30% more than May 2004. This was the highest increase among all size categories. Sizeable gains were also seen during this time for studios and three-bedroom and larger units which rose 23% and 20% respectively.

	May 2004	May 2005	Change
Studio	\$260,000	\$320,000	23%
One-Bedroom	\$427,500	\$557,000	30%
Two-Bedroom	\$1,057,500	\$1,225,000	16%
Three-Bedroom & Larger	\$2,315,650	\$2,775,000	20%

West Side

The lack of supply of West Side apartments continues to help push prices higher. Over the past year the median price for three-bedroom and larger units rose 38% to \$2,495,000. Studios also rose sharply with their median price up 47% during this time to \$395,000.

	May 2004	May 2005	Change
Studio	\$269,000	\$395,000	47%
One-Bedroom	\$506,500	\$599,000	18%
Two-Bedroom	\$995,000	\$1,243,000	25%
Three-Bedroom & Larger	\$1,810,000	\$2,495,000	38%

Downtown

As new developments continue to sprout up Downtown, prices keep reaching higher levels. This is most evident in the median price for two-bedroom apartments, which has risen 56% over the past 12 months to \$1,268,500. The median price was also up 32% for one-bedrooms and 29% for studios during this time.

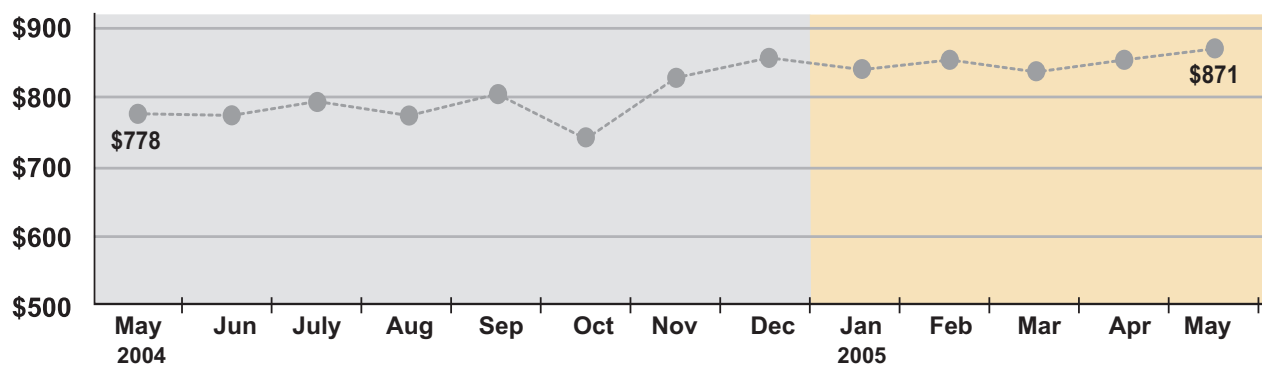
	May 2004	May 2005	Change
Studio	\$289,500	\$374,000	29%
One-Bedroom	\$452,857	\$599,000	32%
Two-Bedroom	\$812,500	\$1,268,500	56%

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



Manhattan Lofts - Median Price per Square Foot

The median price per square foot for lofts reached a record \$871 in May, 12% higher than during the same period a year ago.



Inventory Report - Number of New Listings

East Side

New listings on the East Side fell 8% from May of 2004, led by a 22% decline in two-bedroom units. The number of three-bedroom listings was also lower, falling 10% over the past year.

	May 2004	April 2005	May 2005	12-month Change
Studio	42	30	41	-2%
One-Bedroom	131	129	133	2%
Two-Bedroom	139	122	109	-22%
Three-Bedroom	70	66	63	-10%
Four-Bedroom & Larger	16	28	19	19%

West Side

The rapid decline in West Side apartments coming on the market slowed somewhat in May as new listings fell just 2% from a year ago. Studios and one-bedrooms accounted for this decline as their new listings fell 21% and 9% respectively.

	May 2004	April 2005	May 2005	12-month Change
Studio	57	36	45	-21%
One-Bedroom	128	116	116	-9%
Two-Bedroom	113	101	127	12%
Three-Bedroom	37	36	40	8%
Four-Bedroom & Larger	9	11	9	0%

Downtown

Figures for Downtown new listings in May must be viewed in light of the 235 apartments at 30 West Street that came on the market during the month. This led to an 85% jump in listings in this market. Without these new units, the increase would only have been 7%.

	May 2004	April 2005	May 2005	12-month Change
Studio	57	52	79	39%
One-Bedroom	141	116	195	38%
Two-Bedroom	70	76	181	159%
Three-Bedroom	25	23	89	256%
Four-Bedroom & Larger	7	6	11	57%
Lofts	153	220	195	27%

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