

FIRST QUARTER 2006



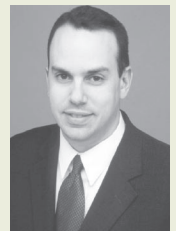
TOWNHOUSE
SALES
REPORT

Townhouse Sales Report

First Quarter 2006

This report includes all 1-4 family townhouses having no commercial space that closed in the first quarter of 2006 and were recorded with the City Register, and not only those closed by Halstead Property. It is meant only as a record of sales, and not as any general statement on the market. Since vital factors like condition and rent regulation status are not presented, properties may not be comparable to other townhouses both on the market and in the report. There were 39 sales of 1-4 family townhouses in Manhattan during the first quarter, a 20% decline from a year ago. These 39 sales represent less than 1% of the 5,643 townhouses of this kind in Manhattan.

Gregory Heym is the Chief Economist for Halstead Property and serves on New York City's Economic Advisory Panel. For the past 10 years, he has covered the residential real estate market. Mr. Heym was the author of the Real Estate Board of New York's Cooperative and Condominium Sales Reports prior to joining Halstead Property LLC. His academic background includes a B.S. in Economics from St. John's University and an M.B.A. from Hofstra University.



PREPARED BY

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East Side

59th-96th Street, Fifth Avenue to the East River

	Date Sold	Price	Address*	SqFt**	Price PSF	Building Dimensions	Lot Dimensions	Floors	Units
	27-Jan-06	\$4,586,062	147 East 63rd Street	3,200	\$1,433	16 x 50	16 x 100	4	1
	28-Mar-06	\$22,625,000	118 East 70th Street	6,400	\$3,535	20 x 63	20 x 100	5	2
	06-Jan-06	\$7,300,000	162 East 70th Street	5,896	\$1,238	20 x 60	20 x 100	5	3
	03-Mar-06	\$8,500,000	112 East 78th Street	4,816	\$1,765	17 x 61	17 x 102	5	1
	24-Feb-06	\$9,960,000	56 East 80th Street	5,205	\$1,914	19 x 56	19 x 102	5	1
	24-Jan-06	\$4,600,000	165 East 82nd Street	3,420	\$1,345	19 x 45	19 x 82	3	2
	20-Jan-06	\$4,600,000	174 East 95th Street	3,456	\$1,331	19 x 48	19 x 101	4	1
	22-Mar-06	\$40,000,000	1009 Fifth Avenue	19,400	\$2,062	27 x 100	27 x 100	7	3

* Includes only 1-4 family dwellings.

** Estimated. All measurements including the number of floors and units are taken from tax roll data, or are broker reported. While we believe this information to be true, no guarantee is made of its accuracy.

West Side

59th-110th Street, Hudson River to West of Fifth Avenue

	Date Sold	Price	Address*	SqFt**	Price PSF	Building Dimensions	Lot Dimensions	Floors	Units
	12-Jan-06	\$5,700,000	341 West 84th Street	5,180	\$1,100	17 x 56	17 x 102	5	3
	18-Jan-06	\$4,325,000	128 West 95th Street	3,400	\$1,272	17 x 50	17 x 101	4	4
	23-Jan-06	\$2,563,000	132 West 95th Street	2,660	\$964	17 x 50	17 x 101	3	3

Downtown

South of 43rd Street

	Date Sold	Price	Address*	SqFt**	Price PSF	Building Dimensions	Lot Dimensions	Floors	Units
Chelsea	09-Mar-06	\$6,050,000	441 West 21st Street	6,548	\$924	25 x 62	25 x 99	5	3
	21-Mar-06	\$4,250,000	455 West 24th Street	3,500	\$1,214	21 x 42	21 x 99	4	1
East Village	31-Mar-06	\$4,250,000	125 East 10th Street	3,225	\$1,318	14 x 60	14 x 100	4	1
Gramercy Park	24-Jan-06	\$2,400,500	453 Second Avenue	2,880	\$834	18 x 40	18 x 60	4	1
Lower East Side	24-Jan-06	\$2,800,000	293 Broome Street	2,872	\$975	22 x 40	22 x 88	4	1
	08-Feb-06	\$3,120,000	138 East Broadway	3,100	\$1,006	25 x 42	25 x 62	3	1
Nolita	29-Mar-06	\$2,300,000	35 Spring Street	2,070	\$1,111	18 x 32	18 x 68	2	2
Soho	19-Jan-06	\$6,336,000	24 Thompson Street	4,560	\$1,389	19 x 50	19 x 52	5	1
West Village	28-Feb-06	\$5,600,000	64 Bedford Street	2,900	\$1,931	19 x 32	19 x 69	3	1
	28-Feb-06	\$3,500,000	152 West 11th Street	1,350	\$2,593	19 x 25	19 x 45	3	1
	10-Feb-06	\$3,500,000	210 West 11th Street	3,345	\$1,046	19 x 44	19 x 54	4	3
	15-Mar-06	\$7,300,000	256 West 12th Street	3,624	\$2,014	21 x 37	21 x 87	4	1

Midtown

43rd to 58th Street

	Date Sold	Price	Address*	SqFt**	Price PSF	Building Dimensions	Lot Dimensions	Floors	Units
	24-Feb-06	\$5,500,000	441 East 57th Street	5,000	\$1,100	20 x 50	20 x 100	5	2

* Includes only 1-4 family dwellings.

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TOWNHOUSE SALES REPORT

Northern Manhattan

North of 96th Street on the East Side, and 110th Street on the West Side

	Date Sold	Price	Address*	SqFt**	Price PSF	Building Dimensions	Lot Dimensions	Floors	Units
East Harlem	16-Mar-06	\$625,000	118 East 117th Street	4,470	\$140	20 x 56	20 x 101	5	4
	09-Jan-06	\$625,000	417 East 118th Street	2,960	\$211	17 x 45	17 x 101	4	3
Hamilton Heights / Sugar Hill	15-Mar-06	\$3,890,000	320 Convent Avenue	5,071	\$767	20 x 55	20 x 100	4	1
Harlem	27-Jan-06	\$1,425,000	349 West 122nd Street	3,600	\$396	15 x 60	15 x 101	4	2
	06-Feb-06	\$1,364,750	354 West 123rd Street	3,840	\$355	16 x 60	16 x 101	4	3
	03-Feb-06	\$1,350,000	4 West 126th Street	3,154	\$428	18 x 70	18 x 101	3	4
	24-Feb-06	\$1,270,000	58 West 126th Street	2,754	\$461	17 x 50	17 x 100	4	2
	19-Jan-06	\$463,856	138 West 136th Street	2,688	\$173	16 x 56	16 x 100	4	3
	01-Feb-06	\$2,251,500	226 West 138th Street	3,732	\$603	21 x 58	21 x 100	3	3
	10-Mar-06	\$1,300,000	320 West 140th Street	3,000	\$433	15 x 50	15 x 100	3	1
	06-Mar-06	\$1,775,000	517 West 152nd Street	2,925	\$607	20 x 45	20 x 100	4	3
Inwood	27-Jan-06	\$534,600	49 Adrian Avenue	1,856	\$288	20 x 30	33 x 100	3	1
Mount Morris Park	15-Feb-06	\$2,200,000	2 West 123rd Street	6,000	\$367	20 x 50	20 x 101	4	2
Washington Heights	20-Jan-06	\$650,000	12 Washington Terrace	2,040	\$319	18 x 62	18 x 62	4	2
	09-Feb-06	\$1,650,000	646 West 158th Street	3,416	\$483	18 x 46	18 x 100	4	2

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