



HALSTEAD
PROPERTY

FIRST QUARTER 2007



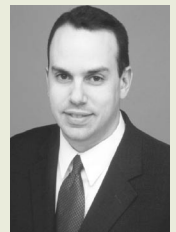
TOWNHOUSE
SALES
REPORT

Townhouse Sales Report

First Quarter 2007

This report includes all 1-4 family townhouses having no commercial space that closed in the first quarter of 2007 and were recorded with the City Register, and not only those closed by Halstead Property, LLC. 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 52 sales of 1-4 family townhouses in Manhattan during the first quarter, 37% more than a year ago. These 52 sales represent less than 1% of the 5,643 townhouses of this kind in Manhattan.

Gregory Heym is the Chief Economist for Halstead Property, LLC and serves on New York City's Economic Advisory Panel. For the past 11 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. 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
	3/16/07	\$6,500,000	213 East 62nd Street	3,708	\$1,753	19 x 50	19 x 100	4	1
	2/26/07	\$7,333,000	213 East 62nd Street	3,708	\$1,978	19 x 50	19 x 100	4	1
	1/31/07	\$8,350,000	34 East 62nd Street	4,931	\$1,693	20 x 55	20 x 100	4	1
	1/16/07	\$7,500,000	212 East 63rd Street	5,856	\$1,281	25 x 55	25 x 100	3	2
	3/20/07	\$8,800,000	124 East 64th Street	4,500	\$1,956	20 x 48	20 x 100	5	1
	1/12/07	\$19,000,000	47 East 68th Street	12,400	\$1,532	25 x 100	25 x 100	6	2
	1/9/07	\$4,800,000	248 East 78th Street	3,240	\$1,481	19 x 56	19 x 102	5	2
	1/17/07	\$10,600,000	61 East 80th Street	6,200	\$1,710	20 x 62	20 x 102	5	2
	2/27/07	\$4,100,000	1380 Lexington Ave.	4,032	\$1,017	21 x 50	21 x 75	4	1

* 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 guaranty 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
	1/22/07	\$5,510,000	326 West 101st Street	6,684	\$824	20 x 76	20 x 101	5	1
	1/11/07	\$3,860,000	313 West 80th Street	3,596	\$1,073	16 x 50	16 x 102	5	1
	1/19/07	\$4,400,000	118 West 87th Street	4,456	\$987	20 x 54	20 x 101	4	2
	2/13/07	\$6,650,000	128 West 87th Street	4,950	\$1,343	18 x 54	18 x 101	4	3
	2/28/07	\$4,995,000	303 West 90th Street	5,490	\$910	24 x 46	24 x 62	5	3

Downtown

South of 43rd Street

	Date Sold	Price	Address*	SqFt**	Price PSF	Building Dimensions	Lot Dimensions	Floors	Units
Chelsea	1/17/07	\$5,350,000	343 West 19th Street	2,737	\$1,955	22 x 48	22 x 64	3	2
	1/29/07	\$3,170,000	448 West 22nd Street	3,120	\$1,016	15 x 52	15 x 72	4	2
	1/29/07	\$3,450,000	456 West 25th Street	3,520	\$980	20 x 44	20 x 99	4	3
East Village	1/25/07	\$2,600,000	525 East 12th Street	3,650	\$712	23 x 45	23 x 103	3	2
	1/16/07	\$1,300,000	246 East 5th Street	640	\$2,031	16 x 20	16 x 20	2	2
Gramercy Park	3/8/07	\$3,800,000	233 East 18th Street	4,638	\$819	22 x 44	22 x 100	4	2
	1/30/07	\$3,900,000	323 East 18th Street	3,600	\$1,083	20 x 50	20 x 92	4	3
Murray Hill/ Kips Bay	2/28/07	\$3,250,000	108 East 31st Street	4,046	\$803	19 x 50	19 x 99	4	4
Soho	1/30/07	\$4,000,000	33 Charlton Street	4,014	\$997	20 x 40	20 x 100	4	3
West Village	3/28/07	\$4,500,000	132 Bank Street	2,592	\$1,736	18 x 32	18 x 57	4	1
	1/20/07	\$7,050,000	33 Charles Street	3,196	\$2,206	17 x 47	173 x 96	4	1
	3/8/07	\$4,100,000	13 Commerce Street	1,890	\$2,169	21 x 30	21 x 40	4	2
	3/27/07	\$3,850,000	17 Commerce Street	1,426	\$2,700	20 x 25	20 x 40	4	1
	3/9/07	\$2,150,000	9 Commerce Street	2,584	\$832	20 x 35	20 x 40	4	3
	1/31/07	\$10,500,000	36 Grove Street	4,200	\$2,500	21 x 50	21 x 100	4	1
	3/15/07	\$3,951,000	51 Horatio Street	2,480	\$1,593	16 x 42	16 x 58	5	2
	1/10/07	\$9,100,000	32 Perry Street	3,760	\$2,420	21 x 44	21 x 95	4	3
	2/5/07	\$6,730,000	24 West 11th Street	5,212	\$1,291	21 x 60	21 x 65	4	4
	3/30/07	\$6,995,000	262 West 12th Street	3,038	\$2,303	17 x 40	17 x 82	4	2
2/15/07	\$6,775,000	288 West 4th Street	3,200	\$2,117	20 x 42	20 x 60	4	4	
3/13/07	\$3,500,000	112 W. Washington Pl.	3,528	\$992	21 x 42	21 x 71	4	2	

* 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 guaranty is made of its accuracy.

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	3/7/07	\$1,200,000	525 East 118th Street	2,280	\$526	20 x 38	20 x 101	3	2
	2/15/07	\$920,000	2007 Lexington Avenue	2,595	\$355	14 x 45	14 x 60	4	4
Hamilton Heights /Sugar Hill	1/23/07	\$2,225,000	459 West 143rd Street	4,192	\$531	18 x 56	18 x 100	4	1
	3/9/07	\$925,000	456 West 150th Street	1,424	\$650	17 x 35	17 x 100	4	3
Harlem	1/25/07	\$735,000	214 Edgecombe Avenue	2,632	\$279	17 x 42	17 x 88	3	3
	2/7/07	\$750,000	129 West 118th Street	3,894	\$193	20 x 75	20 x 100	4	4
	3/30/07	\$695,000	7 West 119th Street	1,614	\$431	14 x 47	14 x 58	4	4
	1/12/07	\$792,500	51 West 127th Street	2,937	\$270	18 x 54	18 x 100	4	4
	2/26/07	\$1,400,000	36 West 128th Street	6,504	\$215	25 x 72	25 x 100	5	4
	2/15/07	\$1,575,000	217 West 137th Street	4,110	\$383	18 x 50	18 x 100	4	3
	3/20/07	\$400,000	304 West 137th Street	2,475	\$162	15 x 55	15 x 100	3	1
	3/8/07	\$1,750,000	322 West 138th Street	4,496	\$389	16 x 52	16 x 92	5	2
	3/14/07	\$1,270,000	520 West 143rd Street	3,376	\$376	17 x 50	17 x 100	4	2
	2/2/07	\$1,313,628	526 West 149th Street	2,868	\$458	16 x 52	16 x 100	4	3
Inwood	2/12/07	\$950,000	11 Cooper Street	4,356	\$218	25 x 70	50 x 100	4	2
	1/22/07	\$583,000	170 West 225th Street	2,352	\$248	21 x 56	25 x 100	3	2
Mount Morris Park	3/9/07	\$1,750,000	4 West 123rd Street	2,547	\$687	17 x 50	17 x 101	4	1

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