



HALSTEAD
PROPERTY

FIRST QUARTER 2008



TOWNHOUSE
SALES
REPORT

TOWNHOUSE SALES REPORT

Townhouse Sales Report

First Quarter 2008

This report includes all 1-4 family townhouses having no commercial space that closed in the first quarter of 2008 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 42 sales of 1-4 family townhouses in Manhattan during the first quarter, 19% less than a year ago. These 42 sales represent 1% of the 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 12 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

Gregory Heym

CHIEF ECONOMIST, Halstead Property, LLC

East Side

	Date Sold	Price	Address*	SqFt**	Price PSF	Building Dimensions	Lot Dimensions	Floors	Units
	1/17/08	\$9,500,000	232 East 61st Street	5,720	\$1,661	20 x 50	20 x 100	5	2
	2/1/08	\$6,960,000	232 East 63rd Street	5,585	\$1,246	25 x 53	25 x 100	3	2
	1/4/08	\$9,600,000	124 East 65th Street	9,167	\$1,047	20 x 94	20 x 100	5	1
	1/8/08	\$6,850,000	160 East 66th Street	3,969	\$1,726	18 x 45	18 x 100	4	1
	2/28/08	\$10,500,000	109 East 69th Street	8,000	\$1,313	20 x 57	20 x 100	5	2
	3/10/08	\$6,000,000	340 East 69th Street	2,880	\$2,083	17 x 42	17 x 77	4	2
	1/8/08	\$35,000,000	36 East 75th Street	9,679	\$3,616	25 x 99	25 x 102	6	1
	3/7/08	\$5,200,000	64 East 77th Street	3,440	\$1,512	13 x 56	13 x 102	5	1
	1/31/08	\$13,500,000	12 East 78th Street	4,758	\$2,837	20 x 60	20 x 102	5	3
	3/7/08	\$2,500,000	304 East 82nd Street	3,484	\$718	18 x 51	18 x 51	4	4
	3/26/08	\$4,400,000	417 East 84th Street	4,536	\$970	18 x 63	18 x 102	4	3
	3/31/08	\$4,150,000	511 East 84th Street	3,800	\$1,092	19 x 50	19 x 102	3	2
	3/25/08	\$7,527,140	131 East 92nd Street	3,488	\$2,158	17 x 50	17 x 101	4	1

West Side

	Date Sold	Price	Address*	SqFt**	Price PSF	Building Dimensions	Lot Dimensions	Floors	Units
	1/18/08	\$6,200,000	161 West 73rd Street	5,467	\$1,134	19 x 60	19 x 102	5	3
	3/6/08	\$4,335,000	51 West 83rd Street	3,600	\$1,204	19 x 50	19 x 102	4	3
	2/8/08	\$5,180,000	131 West 88th Street	4,071	\$1,272	16 x 56	16 x 101	4	2
	1/28/08	\$5,950,000	615 West End Avenue	6,050	\$983	20 x 71	20 x 90	5	4

* 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.

Downtown

	Date Sold	Price	Address*	SqFt**	Price PSF	Building Dimensions	Lot Dimensions	Floors	Units
Chelsea	3/26/08	\$3,800,000	209 West 16th Street	2,655	\$1,431	17 x 38	17 x 65	4	1
Greewich Village	1/8/08	\$5,750,000	51 West 9th Street	3,136	\$1,834	16 x 45	16 x 92	4	3
Tribeca	2/7/08	\$6,790,000	153 Franklin Street	5,148	\$1,319	27 x 55	27 x 70	3	1
West Village	2/14/08	\$6,495,000	125 Bank Street	2,448	\$2,653	18 x 36	18 x 95	3	2
	1/25/08	\$8,850,000	40 Barrow Street	2,793	\$3,169	23 x 48	23 x 97	4	4
	3/19/08	\$3,975,000	26 Commerce Street	1,741	\$2,283	17 x 30	17 x 53	2	3
	1/3/08	\$13,425,000	92 Jane Street	3,988	\$3,366	24 x 48	24 x 70	4	4
	1/24/08	\$6,500,000	337 West 12th Street	2,448	\$2,655	18 x 36	18 x 80	4	2
	2/6/08	\$9,500,000	153 West 13th Street	3,920	\$2,423	20 x 42	20 x 103	4	3
	3/13/08	\$4,600,000	291 West 4th Street	1,620	\$2,840	18 x 34	18 x 65	4	2

Midtown

	Date Sold	Price	Address*	SqFt**	Price PSF	Building Dimensions	Lot Dimensions	Floors	Units
	2/7/08	\$3,450,000	127 East 26th Street	3,080	\$1,120	14 x 55	14 x 99	4	2
	2/29/08	\$3,800,000	213 East 48th Street	3,060	\$1,242	17 x 46	17 x 100	4	1

Northern Manhattan

	Date Sold	Price	Address*	SqFt**	Price PSF	Building Dimensions	Lot Dimensions	Floors	Units
East Harlem	2/21/08	\$589,915	174 East 111th Street	3,128	\$189	17 x 46	17 x 101	4	3
	2/19/08	\$1,420,000	412 East 117th Street	3,600	\$394	16 x 46	17 x 101	4	3
	1/9/08	\$1,250,000	523 East 118th Street	2,280	\$548	20 x 38	20 x 101	3	2
Hamilton Heights /Sugar Hill	2/25/08	\$775,000	460 West 152nd Street	2,400	\$323	17 x 47	17 x 100	3	4
Harlem	3/19/08	\$1,162,500	51 West 127th Street	2,937	\$396	18 x 56	18 x 100	4	4
	1/14/08	\$1,175,000	31 West 131st Street	2,040	\$576	17 x 40	17 x 100	4	3
	3/7/08	\$1,337,000	142 West 136th Street	2,856	\$468	17 x 55	17 x 100	4	1
	1/18/08	\$1,390,000	248 West 139th Street	3,055	\$455	17 x 58	17 x 100	4	4
Inwood	2/8/08	\$532,000	170 West 228th Street	2,279	\$233	20 x 40	30 x 100	3	1
Manhattan Valley	3/3/08	\$2,750,000	137 Manhattan Avenue	1,920	\$1,432	17 x 40	17 x 75	4	1
Mount Morris Park	3/18/08	\$2,200,000	14 West 121st Street	3,294	\$668	20 x 55	20 x 101	4	2
	3/28/08	\$1,750,000	19 West 122nd Street	3,816	\$459	19 x 53	19 x 101	4	3
Washington Heights	2/14/08	\$800,000	516 West 157th Street	2,032	\$394	17 x 38	17 x 100	3	3

* Includes only 1-4 family dwellings.

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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. This report includes all recorded 1-4 family houses sold during the first quarter in Manhattan.