

MANHATTAN

Townhouse Sales Report

SECOND QUARTER
2005

East Side

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

Date Sold	Price	Address*	SqFt**	Price PSF	Building Dimensions	Lot Dimensions	Floors	Units
04/07/2005	\$8,600,000	12 East 63rd St	6,300	\$1,365	25 x 72	25 x 100	5	2
05/06/2005	\$8,972,512	164 East 64th St	6,850	\$1,310	20 x 78	20 x 100	5	1
04/27/2005	\$4,450,000	245 East 71st St	3,000	\$1,483	15 x 52	15 x 102	4	1
05/27/2005	\$4,600,000	208 East 72nd St	3,535	\$1,301	18 x 52	18 x 102	4	2
06/13/2005	\$5,000,000	160 East 83rd St	4,547	\$1,100	18 x 48	18 x 122	4	3
06/15/2005	\$3,925,000	504 East 87th St	3,024	\$1,298	18 x 44	18 x 101	4	2
05/18/2005	\$5,000,000	518 East 89th St	2,430	\$2,058	19 x 46	19 x 101	3	2
04/05/2005	\$9,500,000	3 East 94th St	7,951	\$1,195	25 x 60	25 x 101	5	2
06/29/2005	\$10,800,000	13 East 94th St	6,420	\$1,682	20 x 60	20 x 101	5	1
05/31/2005	\$3,300,000	144 East End Avenue	2,520	\$1,310	18 x 35	18 x 46	4	2

Number of East Side Sales: 10

Average Price: \$6,414,751

Average Price PSF: \$1,410

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
04/29/2005	\$3,800,000	209 West 78th St	4,660	\$815	20 x 55	20 x 102	4	3
06/09/2005	\$4,000,000	355 West 84th St	4,418	\$905	16 x 56	16 x 102	5	2
05/04/2005	\$4,150,000	121 West 85th St	4,032	\$1,029	18 x 50	18 x 98	4	2
06/17/2005	\$4,000,000	177 West 88th St	3,400	\$1,176	17 x 52	17 x 101	4	2
05/20/2005	\$1,500,000	132 West 95th St	2,660	\$564	17 x 50	17 x 101	4	3
06/22/2005	\$3,250,000	240 West 101st St	3,536	\$919	17 x 50	17 x 101	4	3

Number of West Side Sales: 6

Average Price: \$3,450,000

Average Price PSF: \$902

* Includes only 1-4 family dwellings.

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

Downtown

South of 43rd Street

Date Sold	Price	Address*	SqFt**	Price PSF	Building Dimensions	Lot Dimensions	Floors	Units
Chelsea								
05/16/2005	\$2,800,000	261 West 20th St	2,112	\$1,326	16 x 44	16 x 84	4	3
05/20/2005	\$5,000,000	323 West 22nd St	4,950	\$1,010	22 x 45	22 x 99	4	4
East Village								
05/12/2005	\$3,320,000	114 East 10th St	3,780	\$878	18 x 35	18 x 51	6	2
06/07/2005	\$3,400,000	215 East 11th St	3,300	\$1,030	13 x 55	13 x 100	5	1
Gramercy Park								
04/26/2005	\$5,032,500	143 East 19th St	4,160	\$1,210	20 x 45	20 x 75	4	1
06/21/2005	\$3,050,000	139 Lexington Avenue	3,840	\$794	16 x 60	16 x 85	4	2
Murray Hill/Kips Bay								
06/24/2005	\$3,400,000	210 East 35th St	4,394	\$774	25 x 43	25 x 99	5	4
SoHo								
06/23/2005	\$3,200,000	20 Charlton St	3,470	\$922	19 x 35	19 x 100	4	4
West Village								
05/16/2005	\$5,180,412	26 Bank St	3,870	\$1,339	20 x 52	20 x 93	4	3
06/15/2005	\$5,800,000	42 Barrow St	3,895	\$1,489	22 x 42	22 x 97	4	3
06/22/2005	\$2,900,000	45 Barrow St	2,652	\$1,094	21 x 35	21 x 40	4	2
04/15/2005	\$8,950,000	13 Leroy St	4,951	\$1,808	25 x 90	25 x 90	4	1
06/01/2005	\$6,750,000	278 West 4th St	2,800	\$2,411	21 x 35	21 x 53	4	2

Number of Downtown Sales: 13

Average Price: \$4,521,762

Average Price PSF: \$1,237

Midtown

43rd to 58th Street

Date Sold	Price	Address*	SqFt**	Price PSF	Building Dimensions	Lot Dimensions	Floors	Units
06/21/2005	\$2,925,000	409 East 58th St	3,200	\$914	17 x 50	17 x 100	4	3
04/07/2005	\$10,960,000	4 Sutton Square	3,825	\$2,865	17 x 52	17 x 52	4	1

Number of Midtown Sales: 2

Average Price: \$6,942,500

Average Price PSF: \$1,890

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								
05/27/2005	\$995,000	129 East 106th St	2,920	\$341	17 x 45	17 x 101	4	3
05/04/2005	\$399,999	245 East 118th St	3,000	\$133	17 x 60	17 x 101	4	4
Hamilton Heights/ Sugar Hill								
04/07/2005	\$482,000	13 Sylvan Place	1,500	\$321	21 x 25	21 x 35	3	2
Harlem								
06/28/2005	\$750,000	3686 Broadway	3,328	\$225	16 x 52	16 x 78	4	2
06/09/2005	\$725,000	2291 Seventh Avenue	2,400	\$302	12 x 45	12 x 75	3	2
05/19/2005	\$980,000	270 West 117th St	4,650	\$211	25 x 101	25 x 101	4	2
06/01/2005	\$675,000	359 West 117th St	3,000	\$225	17 x 50	17 x 101	4	2
04/28/2005	\$900,000	26 West 119th St	2,202	\$409	15 x 48	15 x 101	4	4
04/12/2005	\$325,000	66 West 120th St	3,669	\$89	19 x 73	19 x 101	4	4
05/17/2005	\$775,000	139 West 120th St	4,832	\$160	20 x 55	20 x 101	4	3
06/27/2005	\$1,290,000	9 West 126th St	2,751	\$469	17 x 55	17 x 100	4	3
05/25/2005	\$200,000	130 West 127th St	2,343	\$85	16 x 50	16 x 100	4	4
Date Sold	Price	Address*	SqFt**	Price PSF	Building Dimensions	Lot Dimensions	Floors	Units
Harlem								
04/26/2005	\$850,000	2 West 128th St	2,795	\$304	18 x 50	18 x 100	4	4
04/07/2005	\$995,000	34 West 128th St	5,000	\$199	25 x 50	25 x 100	4	3
04/04/2005	\$310,000	241 West 132nd St	2,208	\$140	16 x 45	16 x 100	4	4
05/18/2005	\$2,600,000	216 West 138th St	4,065	\$640	23 x 58	23 x 100	4	2
05/12/2005	\$650,000	232 West 139th St	2,715	\$239	17 x 52	17 x 100	4	4
06/13/2005	\$750,000	611 West 142nd St	2,640	\$284	15 x 48	15 x 100	4	2
06/09/2005	\$946,000	524 West 143rd St	3,200	\$296	16 x 50	16 x 100	4	1
04/29/2005	\$728,723	522 West 153rd St	3,360	\$217	20 x 45	20 x 100	4	3
Mount Morris Park								
05/20/2005	\$1,945,000	7 West 122nd St	3,528	\$551	19 x 68	19 x 101	4	4
Washington Heights								
05/12/2005	\$1,850,000	466 West 144th St	5,895	\$314	21 x 55	21 x 100	4	2
05/24/2005	\$985,000	464 West 153rd St	3,600	\$274	18 x 50	18 x 100	4	2
04/20/2005	\$480,000	515 West 158th St	2,230	\$215	20 x 35	20 x 100	4	3
05/31/2005	\$740,000	552 West 183rd St	4,753	\$156	19 x 45	19 x 105	4	4

Number of Northern Manhattan Sales: 25
Average Price: \$893,069
Average Price PSF: \$272

PREPARED BY

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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.

