



HALSTEAD
PROPERTY

SECOND QUARTER 2006



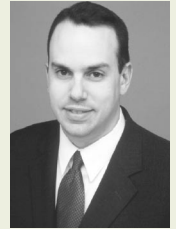
TOWNHOUSE
SALES
REPORT

Townhouse Sales Report

Second Quarter 2006

This report includes all 1-4 family townhouses having no commercial space that closed in the second 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 45 sales of 1-4 family townhouses in Manhattan during the second quarter, a 19% decline from a year ago. These 45 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
	4/7/06	\$9,900,000	113 East 61st Street	5,700	\$1,737	19 x 50	19 x 100	6	1
	4/17/06	\$4,950,000	228 East 61st Street	4,600	\$1,076	20 x 50	20 x 100	4	2
	6/2/06	\$5,325,000	117 East 62nd Street	3,693	\$1,442	16 x 50	16 x 68	4	2
	5/22/06	\$6,750,000	48 East 64th Street	4,836	\$1,396	15 x 60	16 x 100	5	1
	5/17/06	\$3,150,000	322 East 69th Street	2,880	\$1,094	17 x 42	17 x 77	4	2
	4/25/06	\$5,375,000	340 East 69th Street	2,880	\$1,866	17 x 40	17 x 77	4	2
	5/12/06	\$2,800,000	352 East 69th Street	2,160	\$1,296	17 x 42	17 x 77	3	2
	6/23/06	\$9,500,000	177 East 71st Street	6,545	\$1,451	20 x 65	20 x 102	5	1
	6/23/06	\$6,550,000	154 East 74th Street	3,600	\$1,819	19 x 50	19 x 102	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 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
	6/28/06	\$2,950,000	107 West 85th Street	3,740	\$789	19 x 50	19 x 98	4	2
	5/22/06	\$5,200,000	296 West 92nd Street	3,240	\$1,605	18 x 56	18 x 101	3	1

Downtown

South of 43rd Street

	Date Sold	Price	Address*	SqFt**	Price PSF	Building Dimensions	Lot Dimensions	Floors	Units
Chelsea	4/26/06	\$3,820,000	451 West 24th Street	3,360	\$1,137	21 x 42	21 x 99	4	2
Gramercy Park	4/17/06	\$2,465,000	127 East 26th Street	3,080	\$800	14 x 56	14 x 99	4	2
	4/24/06	\$4,250,000	308 East 30th Street	3,780	\$1,124	21 x 45	21 x 99	4	3
Greenwich Village	4/24/06	\$5,500,000	76 Washington Place	4,636	\$1,186	22 x 40	22 x 96	4	3
Murray Hill/ Kips Bay	5/9/06	\$3,045,500	128 East 31st Street	2,972	\$1,025	16 x 45	16 x 59	4	1
	4/28/06	\$3,475,000	119 East 35th Street	3,920	\$886	14 x 56	14 x 99	5	2
	4/14/06	\$3,200,000	130 East 38th Street	1,824	\$1,754	20 x 25	20 x 25	4	1
Noho	5/30/06	\$3,500,000	13 Bleecker Street	2,976	\$1,176	20 x 45	20 x 61	3	2
Tribeca	6/7/06	\$7,700,000	156 Reade Street	6,800	\$1,132	25 x 58	25 x 54	6	1
West Village	4/21/06	\$4,400,000	66 Charles Street	2,880	\$1,528	18 x 40	18 x 49	4	1
	5/15/06	\$6,000,000	92 Charles Street	4,471	\$1,342	23 x 65	23 x 87	4	3
	5/8/06	\$6,950,000	27 Perry Street	2,660	\$2,613	25 x 42	25 x 75	4	3

Midtown

43rd to 58th Street

	Date Sold	Price	Address*	SqFt**	Price PSF	Building Dimensions	Lot Dimensions	Floors	Units
	6/20/06	\$7,000,000	242 East 48th Street	3,772	\$1,856	19 x 47	19 x 100	4	1

* 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	4/11/06	\$1,500,000	231 East 116th Street	3,672	\$408	20 x 45	20 x 101	4	4
	5/26/06	\$825,000	417 East 118th Street	2,960	\$279	17 x 45	17 x 101	4	3
Hamilton Heights /Sugar Hill	5/5/06	\$2,200,000	330 Convent Avenue	5,756	\$382	25 x 55	25 x 95	4	2
Harlem	4/5/06	\$507,500	64 Edgecombe Avenue	3,744	\$136	18 x 52	18 x 68	4	1
	6/14/06	\$188,000	194 Edgecombe Avenue	2,896	\$65	18 x 38	18 x 87	4	2
	6/1/06	\$2,395,000	2070 Fifth Avenue	2,960	\$809	19 x 50	19 x 75	5	4
	5/23/06	\$925,000	87 West 119th Street	4,680	\$198	18 x 67	18 x 101	4	3
	5/16/06	\$2,200,000	138 West 121st Street	3,560	\$618	20 x 68	20 x 101	4	2
	4/28/06	\$1,795,000	345 West 121st Street	3,712	\$484	16 x 58	16 x 101	4	2
	6/15/06	\$341,617	27 West 131st Street	1,977	\$173	16 x 40	16 x 100	4	4
	5/15/06	\$701,000	43 West 131st Street	3,128	\$224	17 x 48	17 x 100	4	4
	4/21/06	\$1,300,000	217 West 137th Street	4,110	\$316	18 x 60	18 x 100	4	3
	6/14/06	\$1,515,000	226 West 139th Street	3,544	\$427	17 x 52	17 x 100	4	2
	4/12/06	\$800,000	268 West 139th Street	2,886	\$277	17 x 50	17 x 100	4	2
	4/6/06	\$640,000	533 West 141st Street	2,238	\$286	12 x 57	12 x 100	4	4
	5/24/06	\$1,824,175	607 West 146th Street	4,000	\$456	20 x 50	20 x 100	4	2
	4/11/06	\$925,000	527 West 148th Street	3,328	\$278	17 x 52	17 x 100	4	2
	4/27/06	\$820,000	548 West 148th Street	2,646	\$310	17 x 50	17 x 100	4	4
	Washington Heights	5/12/06	\$375,000	10 Washington Terrace	2,040	\$184	18 x 40	18 x 62	4
5/9/06		\$600,000	541 West 159th Street	3,480	\$172	15 x 58	16 x 100	4	2
4/14/06		\$950,000	505 West 173rd Street	2,817	\$337	18 x 54	18 x 100	4	4

* Includes only 1-4 family dwellings.

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