



HALSTEAD  
PROPERTY

SECOND QUARTER 2007



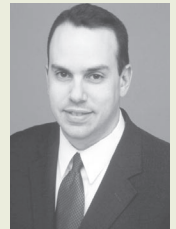
TOWNHOUSE  
SALES  
REPORT

## Townhouse Sales Report

Second Quarter 2007

This report includes all 1-4 family townhouses having no commercial space that closed in the second 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 54 sales of 1-4 family townhouses in Manhattan during the second quarter, 20% more than a year ago. These 54 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
	6/15/07	\$14,670,000	159 East 61st Street	6,321	\$2,321	21 x 57	21 x 100	5	1
	6/1/07	\$9,550,000	210 East 61st Street	4,250	\$2,247	17 x 60	17 x 100	4	1
	4/25/07	\$5,125,000	217 East 61st Street	3,375	\$1,519	18 x 50	18 x 100	4	2
	6/18/07	\$8,100,000	238 East 62nd Street	4,360	\$1,858	20 x 45	20 x 100	3	1
	4/17/07	\$6,600,000	246 East 62nd Street	3,428	\$1,925	17 x 50	17 x 100	4	2
	5/16/07	\$15,250,000	114 East 65th Street	7,006	\$2,177	20 x 60	20 x 100	5	1
	6/12/07	\$5,600,000	338 East 69th Street	2,880	\$1,944	17 x 40	17 x 77	4	2
	4/20/07	\$13,845,000	130 East 70th Street	5,840	\$2,371	20 x 50	20 x 100	5	4
	4/2/07	\$23,000,000	12 East 73rd Street	7,788	\$2,953	22 x 70	22 x 102	5	1
	6/14/07	\$8,750,000	117 East 79th Street	3,751	\$2,333	20 x 50	20 x 102	4	1
	4/6/07	\$7,270,000	163 East 80th Street	3,448	\$2,108	19 x 45	19 x 100	4	2
	6/6/07	\$5,810,000	550 East 87th Street	4,122	\$1,410	18 x 44	18 x 59	5	1
	6/25/07	\$11,000,000	54 East 92nd Street	4,320	\$2,546	20 x 54	20 x 101	4	1
	4/9/07	\$5,750,000	162 East 93rd Street	2,880	\$1,997	16 x 45	16 x 101	4	2
	6/28/07	\$3,650,000	154 East End Avenue	1,938	\$1,883	19 x 34	19 x 35	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
	6/14/07	\$10,800,000	26 West 68th Street	6,065	\$1,781	19 x 54	19 x 100	5	1
	5/17/07	\$5,322,126	26 West 71st Street	5,498	\$968	17 x 62	17 x 100	5	2
	4/24/07	\$3,375,000	107 West 85th Street	3,740	\$902	19 x 50	19 x 98	4	2

## Downtown

South of 43rd Street

	Date Sold	Price	Address*	SqFt**	Price PSF	Building Dimensions	Lot Dimensions	Floors	Units
Chelsea	5/21/07	\$4,100,000	308 West 19th Street	3,344	\$1,226	22 x 38	22 x 70	4	3
	5/11/07	\$4,450,000	228 West 22nd Street	3,801	\$1,171	20 x 41	20 x 99	4	2
East Village	5/10/07	\$3,075,000	219 East 11th Street	4,675	\$658	17 x 55	17 x 100	4	2
Greenwich Village	6/5/07	\$2,150,000	182 Sullivan Street	3,960	\$543	22 x 45	22 x 100	4	2
	6/28/07	\$12,850,000	184 Sullivan Street	4,160	\$3,089	22 x 45	22 x 100	3	3
West Village	5/18/07	\$6,750,000	48 Bank Street	3,440	\$1,962	20 x 91	20 x 91	3	1
	6/27/07	\$12,250,000	61 Bank Street	6,225	\$1,968	25 x 45	25 x 108	4	2
	6/1/07	\$4,250,000	689 Washington Street	8,994	\$473	23 x 45	23 x 65	3	1
	6/1/07	\$6,800,000	243 Waverly Place	2,896	\$2,348	17 x 46	17 x 66	4	2
	5/3/07	\$6,127,000	245 Waverly Place	2,896	\$2,116	17 x 46	17 x 66	4	2
	6/1/07	\$7,250,000	193 West 10th Street	4,258	\$1,703	21 x 40	21 x 95	3	1
	5/2/07	\$3,050,000	279 West 4th Street	2,040	\$1,495	17 x 42	17 x 50	4	2
6/28/07	\$14,000,000	293 West 4th Street	6,970	\$2,009	38 x 65	38 x 65	3	1	

## Midtown

43rd to 58th Street

	Date Sold	Price	Address*	SqFt**	Price PSF	Building Dimensions	Lot Dimensions	Floors	Units
	5/25/07	\$4,250,000	221 East 49th Street	3,077	\$1,381	20 x 44	20 x 74	4	1
	6/26/07	\$7,900,000	330 East 51st Street	2,178	\$3,627	19 x 32	19 x 100	3	2
	4/12/07	\$6,500,000	409 East 58th Street	3,200	\$2,031	17 x 50	17 x 100	4	3
	5/18/07	\$4,000,000	31 Sutton Place	2,080	\$1,923	17 x 40	17 x 75	3	2
	5/29/07	\$22,250,000	8 Sutton Square	4,700	\$4,734	25 x 47	25 x 52	4	1
	6/29/07	\$3,225,000	403 West 46th Street	3,400	\$949	19 x 44	19 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.

# 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	6/21/07	\$3,149,500	1255 Park Avenue	1,650	\$1,909	25 x 33	25 x 33	2	2
Hamilton Heights /Sugar Hill	5/23/07	\$1,710,000	1 Hamilton Terr	2,295	\$745	18 x 45	18 x 60	3	1
	6/15/07	\$1,540,416	416 West 154th Street	4,104	\$375	19 x 52	19 x 100	4	3
Harlem	4/2/07	\$1,400,000	129 West 117th Street	2,280	\$614	21 x 43	21 x 101	3	3
	5/31/07	\$1,375,000	129 West 118th Street	3,894	\$353	20 x 75	20 x 100	4	4
	4/13/07	\$1,600,000	142 West 121st Street	4,760	\$336	20 x 58	20 x 101	3	3
	4/11/07	\$2,400,000	228 West 137th Street	4,328	\$555	18 x 52	18 x 100	4	1
	4/18/07	\$1,175,000	306 West 138th Street	3,536	\$332	17 x 52	17 x 100	4	3
	6/4/07	\$1,600,000	216 West 139th Street	3,400	\$471	17 x 50	17 x 100	4	3
	6/19/07	\$1,500,000	231 West 139th Street	4,171	\$360	18 x 52	18 x 100	4	1
	6/7/07	\$1,475,000	256 West 139th Street	3,660	\$403	17 x 51	17 x 100	4	3
	4/13/07	\$1,450,000	533 West 141st Street	2,238	\$648	12 x 58	12 x 100	4	4
	4/4/07	\$1,300,000	620 West 147th Street	2,460	\$528	12 x 51	12 x 100	4	2
	5/8/07	\$750,000	537 West 152nd Street	2,683	\$280	17 x 52	17 x 100	4	1
Inwood	4/27/07	\$569,200	42 Adrian Avenue	1,440	\$395	19 x 32	19 x 50	3	1
	6/21/07	\$600,000	21 Van Corlear Place	2,300	\$261	23 x 40	41 x 107	3	2

\* Includes only 1-4 family dwellings.

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