



HALSTEAD
PROPERTY

SECOND QUARTER 2008



TOWNHOUSE
SALES
REPORT

Townhouse Sales Report

Second Quarter 2008

This report includes all 1-4 family townhouses having no commercial space that closed in the second quarter of 2008 and were recorded with the City Register, and not just 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 33 sales of 1-4 family townhouses in Manhattan during the second quarter, 39% less than a year ago. These 33 sales represent 1% of the 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 13 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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CHIEF ECONOMIST, Halstead Property

Eastside

	Date Sold	Price	Address*	SqFt**	Price PSF	Building Dimensions	Lot Dimensions	Floors	Units
	5/2/08	\$11,850,000	113 East 61st Street	5,700	\$2,079	19 x 50	19 x 100	6	1
	6/18/08	\$4,600,000	312 East 69th Street	3,024	\$1,521	17 x 44	17 x 77	4	1
	4/1/08	\$3,100,000	368 East 69th Street	2,160	\$1,435	17 x 40	17 x 77	3	2
	4/7/08	\$12,000,000	32 East 74th Street	4,895	\$2,451	20 x 57	20 x 102	4	1
	4/4/08	\$9,500,000	160 East 78th Street	3,456	\$2,749	19 x 48	19 x 102	4	1
	5/20/08	\$12,000,000	59 East 82nd Street	7,040	\$1,705	18 x 60	18 x 102	5	2
	5/8/08	\$10,088,000	57 East 93rd Street	3,684	\$2,738	17 x 51	17 x 101	4	1
	6/9/08	\$8,350,000	16 East 95th Street	4,520	\$1,847	18 x 76	18 x 101	5	4
	4/4/08	\$5,300,000	138 East 95th Street	3,760	\$1,410	18 x 50	18 x 101	4	2
	5/22/08	\$3,775,000	150 East End Avenue	2,520	\$1,498	18 x 35	18 x 46	4	1

Midtown

	Date Sold	Price	Address*	SqFt**	Price PSF	Building Dimensions	Lot Dimensions	Floors	Units
	5/21/08	\$12,500,000	230 East 49th Street	8,242	\$1,517	38 x 53	38 x 100	5	2
	5/15/08	\$30,000,000	12 Sutton Square	8,760	\$3,425	41 x 33	42 x 52	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.

Downtown

	Date Sold	Price	Address*	SqFt**	Price PSF	Building Dimensions	Lot Dimensions	Floors	Units
Gramercy Park	4/17/08	\$6,240,000	207 East 17th Street	6,340	\$984	23 x 55	23 x 92	4	2
	4/1/08	\$3,500,000	347 East 19th Street	4,000	\$875	20 x 50	20 x 92	4	3
Greenwich Village	5/14/08	\$5,430,000	82 East 10th Street	4,260	\$1,275	20 x 37	20 x 71	4	1
Murray Hill/ Kips Bay	5/1/08	\$4,150,000	108 East 31st Street	4,046	\$1,026	19 x 50	19 x 99	4	4
	5/28/08	\$4,750,000	7 Sniffen Court	3,042	\$1,561	40 x 39	40 x 41	2	2
Soho	6/10/08	\$3,550,000	105 Mercer Street	1,875	\$1,893	19 x 25	19 x 25	4	1
West Village	5/6/08	\$5,400,000	279 West 4th Street	2,040	\$2,647	17 x 40	17 x 50	4	2
	6/18/08	\$9,400,000	42 Jane Street	3,466	\$2,712	22 x 35	22 x 35	4	2
	5/1/08	\$13,825,000	13 Leroy Street	4,951	\$2,792	25 x 90	25 x 90	4	1
	6/23/08	\$4,995,000	31 Morton Street	1,600	\$3,122	20 x 20	30 x 20	4	2
	6/12/08	\$11,995,000	85 Perry Street	2,982	\$4,022	21 x 40	21 x 58	4	2
	4/22/08	\$5,500,000	226 West 10th Street	3,314	\$1,660	22 x 55	22 x 95	4	4
	5/1/08	\$4,525,000	210 West 11th Street	3,345	\$1,353	19 x 44	19 x 54	4	3

Northern Manhattan

	Date Sold	Price	Address*	SqFt**	Price PSF	Building Dimensions	Lot Dimensions	Floors	Units
Hamilton Heights /Sugar Hill	4/3/08	\$437,000	18 Sylvan Terrace	1,425	\$307	20 x 25	20 x 34	3	2
Harlem	6/4/08	\$2,075,000	158 West 120th Street	3,011	\$689	17 x 65	17 x 101	4	2
	4/28/08	\$590,000	158 West 123rd Street	3,360	\$176	14 x 58	14 x 101	5	4
	4/18/08	\$811,000	359 West 123rd Street	3,288	\$247	16 x 51	16 x 101	4	4
	5/2/08	\$1,800,000	147 West 126th Street	4,070	\$442	17 x 60	17 x 100	5	4
	4/7/08	\$1,600,000	44 West 127th Street	2,700	\$593	18 x 48	18 x 100	4	3
Washington Heights	4/9/08	\$725,000	565 West 170th Street	1,736	\$418	21 x 33	25 x 100	3	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.

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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 second quarter in Manhattan.