



HALSTEAD PROPERTY

MANHATTAN

Townhouse Sales Report

THIRD QUARTER
2005

HALSTEAD.COM

East Side

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

Date Sold	Price	Address*	SqFt**	Price PSF	Building Dimensions	Lot Dimensions	Floors	Units
8/4/2005	\$8,200,000	113 East 61st Street	5,700	\$1,439	19 x 50	19 x 100	6	1
8/4/2005	\$3,750,000	231 East 62nd Street	3,068	\$1,222	18 x 40	18 x 63	4	2
8/25/2005	\$3,825,000	143 East 63rd Street	2,640	\$1,449	12 x 50	12 x 100	4	1
9/1/2005	\$4,700,000	232 East 63rd Street	5,585	\$842	25 x 53	25 x 100	3	2
8/25/2005	\$30,000,000	5 East 64th Street	10,774	\$2,785	35 x 67	35 x 100	5	1
8/15/2005	\$21,500,000	16 East 64th Street	6,324	\$3,400	20 x 65	20 x 100	5	1
9/15/2005	\$3,700,000	250 East 68th Street	3,072	\$1,204	17 x 48	17 x 100	4	1
8/24/2005	\$11,133,861	39 East 74th Street	6,028	\$1,847	20 x 55	20 x 102	5	1
7/6/2005	\$8,100,000	22 East 78th Street	4,407	\$1,838	15 x 70	15 x 102	4	1
8/4/2005	\$5,900,000	50 East 91th Street	4,276	\$1,380	18 x 64	18 x 101	4	4
8/11/2005	\$7,750,000	11 East 93rd Street	5,866	\$1,321	20 x 55	20 x 101	5	1
8/12/2005	\$3,725,000	1382 Lexington Avenue	3,800	\$980	19 x 50	19 x 50	4	1
7/22/2005	\$4,875,000	1149 Park Avenue	2,880	\$1,693	16 x 45	16 x 70	5	1

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
9/30/2005	\$7,950,000	22 West 68th Street	5,344	\$1,488	18 x 60	18 x 100	5	1
7/25/2005	\$4,500,000	296 West 92nd Street	3,240	\$1,389	18 x 56	18 x 101	3	1
7/6/2005	\$3,274,000	245 West 101st Street	4,972	\$659	17 x 81	17 x 104	4	4

* 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	8/3/2005	\$5,415,000	454 West 20th Street	3,506	\$1,545	17 x 56	17 x 92	4	2
	8/3/2005	\$4,250,000	415 West 21st Street	3,700	\$1,149	22 x 48	22 x 104	3	2
	7/20/2005	\$2,400,000	211 West 22nd Street	2,548	\$942	17 x 40	17 x 49	4	4
	9/15/2005	\$3,325,000	226 West 22nd Street	3,540	\$939	20 x 41	20 x 99	4	4
East Village	8/3/2005	\$4,350,000	319 East 6th Street	4,748	\$916	20 x 60	20 x 82	4	3
	8/8/2005	\$2,025,000	258 East 7th Street	3,578	\$566	23 x 42	23 x 91	4	4
Greenwich Village	8/9/2005	\$5,400,000	170 Sullivan Street	3,600	\$1,500	20 x 44	20 x 100	4	3
Lower East Side	9/15/2005	\$1,650,000	150 Delancey Street	4,400	\$375	22 x 75	22 x 75	2	3
Murray Hill/ Kips Bay	9/27/2005	\$1,500,000	208 East 35th Street	2,436	\$616	12 x 52	12 x 99	4	4
Soho	7/6/2005	\$5,400,000	93 Crosby Street	10,000	\$540	25 x 65	25 x 69	6	1
West Village	8/24/2005	\$8,350,000	74 Bank Street	3,306	\$2,526	25 x 42	25 x 81	2	2
	7/11/2005	\$3,250,000	109 Bedford Street	1,920	\$1,693	13 x 40	13 x 57	3	1
	7/1/2005	\$1,600,000	242 West 12th Street	2,880	\$556	20 x 44	20 x 77	4	3
	7/21/2005	\$4,450,000	151 West 13th Street	3,840	\$1,159	20 x 42	20 x 103	4	3

Midtown

43rd to 58th Street

	Date Sold	Price	Address*	SqFt**	Price PSF	Building Dimensions	Lot Dimensions	Floors	Units
	9/1/2005	\$3,800,000	43 West 44th Street	3,840	\$990	20 x 48	20 x 100	3	3

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	9/16/2005	\$1,593,050	103 East 101st Street	3,392	\$470	16 x 50	16 x 75	4	1
	7/26/2005	\$800,000	333 East 118th Street	2,250	\$356	17 x 45	17 x 101	3	4
	8/23/2005	\$850,000	408 East 119th Street	3,061	\$278	17 x 45	17 x 101	4	3
	8/5/2005	\$765,000	431 East 119th Street	2,768	\$276	17 x 45	17 x 101	2	3
	7/22/2005	\$580,000	215 East 120th Street	1,180	\$492	20 x 56	20 x 101	4	4
	7/14/2005	\$530,000	328 East 120th Street	2,254	\$235	22 x 45	22 x 101	3	4
	9/1/2005	\$1,100,000	422 East 120th Street	3,091	\$356	19 x 54	19 x 101	4	4
	7/19/2005	\$1,400,000	26 East 126th Street	2,922	\$479	19 x 50	19 x 99	3	4
Hamilton Heights/ Sugar Hill	8/31/2005	\$1,425,000	946 St Nicholas Avenue	3,238	\$440	19 x 46	19 x 55	4	1
	9/21/2005	\$725,000	15 Sylvan Terrace	1,500	\$483	21 x 25	21 x 34	3	2
Harlem	7/27/2005	\$1,750,000	272 West 113th Street	2,940	\$595	18 x 50	18 x 101	3	3
	8/8/2005	\$1,680,000	43 West 119th Street	3,351	\$501	18 x 60	18 x 101	4	4
	8/18/2005	\$649,990	257 West 121st Street	2,652	\$245	17 x 49	17 x 101	3	4
	9/29/2005	\$1,250,000	175 West 126th Street	2,646	\$472	17 x 50	17 x 100	3	3
	8/18/2005	\$675,000	241 West 132nd Street	2,208	\$306	16 x 50	16 x 100	3	4
	9/28/2005	\$915,000	314 West 137th Street	3,328	\$275	16 x 52	16 x 100	3	1
	9/29/2005	\$1,270,000	223 West 138th Street	2,724	\$466	17 x 64	17 x 100	3	4
	7/25/2005	\$707,000	310 West 140th Street	2,250	\$314	15 x 50	15 x 100	4	2
Washington Heights	9/13/2005	\$890,000	518 West 150th Street	2,282	\$390	17 x 53	17 x 100	4	4
	8/31/2005	\$895,000	38 Hamilton Terrace	4,100	\$218	19 x 50	19 x 100	4	2
	9/16/2005	\$2,150,000	50 Hamilton Terrace	3,564	\$603	17 x 50	17 x 100	4	2
	9/26/2005	\$1,935,150	459 West 143rd Street	4,192	\$462	18 x 56	18 x 100	3	1
	8/1/2005	\$350,000	460 West 150th Street	1,424	\$246	17 x 35	17 x 100	3	2
	9/19/2005	\$1,750,000	467 West 157th Street	3,524	\$497	31 x 31	50 x 100	3	3
	8/23/2005	\$1,252,000	427 West 162nd Street	3,952	\$317	18 x 52	18 x 112	3	2

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