



HALSTEAD
PROPERTY

THIRD QUARTER 2006



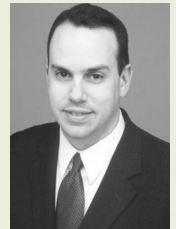
TOWNHOUSE
SALES
REPORT

Townhouse Sales Report

Third Quarter 2006

This report includes all 1-4 family townhouses having no commercial space that closed in the third 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 54 sales of 1-4 family townhouses in Manhattan during the third quarter, a 4% decline from 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 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. 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, LLC



East Side

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

	Date Sold	Price	Address*	SqFt**	Price PSF	Building Dimensions	Lot Dimensions	Floors	Units
	7/24/06	\$7,900,000	234 East 61st Street	4,600	\$1,717	20 x 50	20 x 100	4	1
	8/4/06	\$4,500,000	118 East 64th Street	3,012	\$1,494	12 x 60	12 x 100	4	2
	8/18/06	\$4,625,000	226 East 68th Street	3,456	\$1,338	17 x 48	18 x 100	4	1
	7/12/06	\$22,500,000	125 East 70th Street	9,408	\$2,392	40 x 60	40 x 100	5	1
	8/10/06	\$13,250,000	126 East 70th Street	6,332	\$2,093	20 x 60	20 x 100	4	1
	9/29/06	\$21,000,000	6 East 78th Street	12,460	\$1,685	26 x 70	26 x 102	5	2
	7/11/06	\$6,880,000	150 East 81st Street	3,954	\$1,740	20 x 52	20 x 104	5	2
	7/19/06	\$3,600,000	422 East 84th Street	2,040	\$1,765	18 x 42	18 x 102	3	1
	7/12/06	\$3,616,666	551 East 86th Street	1,920	\$1,884	16 x 40	16 x 54	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 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
	7/11/06	\$8,500,000	57 West 69th Street	6,714	\$1,266	20 x 60	20 x 100	5	1
	8/4/06	\$4,700,000	58 West 88th Street	5,508	\$853	19 x 55	19 x 101	5	1

Downtown

South of 43rd Street

	Date Sold	Price	Address*	SqFt**	Price PSF	Building Dimensions	Lot Dimensions	Floors	Units
Chelsea	9/7/06	\$4,500,000	259 West 22nd Street	4,505	\$999	19 x 52	19 x 99	4	2
	8/31/06	\$4,975,000	462 West 23rd Street	7,050	\$706	22 x 66	22 x 99	5	4
East Village	9/12/06	\$3,800,000	12 East 2nd Street	2,831	\$1,342	25 x 62	25 x 65	2	3
Gramercy Park	8/2/06	\$2,595,000	205 East 29th Street	3,272	\$793	16 x 50	16 x 99	4	4
	9/29/06	\$3,650,000	124 East 30th Street	2,992	\$1,220	18 x 44	18 x 99	4	2
Greenwich Village	8/18/06	\$9,500,000	18 West 9th Street	5,086	\$1,868	25 x 48	25 x 100	5	4
Lower East Side	9/7/06	\$2,400,000	279 East Broadway	1,862	\$1,289	20 x 62	20 x 79	3	4
Murray Hill/ Kips Bay	8/15/06	\$3,100,000	113 East 35th Street	3,600	\$861	12 x 60	12 x 99	4	2
	9/22/06	\$3,795,000	125 East 36th Street	3,360	\$1,129	14 x 60	14 x 99	5	1
Soho	8/22/06	\$6,950,000	24 Thompson Street	4,560	\$1,524	19 x 48	19 x 52	5	1
West Village	7/17/06	\$3,400,000	42 Jane Street	3,466	\$981	22 x 35	22 x 50	4	2
	7/6/06	\$4,488,000	76 Jane Street	2,948	\$1,522	14 x 50	14 x 80	4	3
	8/15/06	\$3,950,000	312 West 11th Street	3,040	\$1,299	20 x 38	20 x 62	4	1
	7/14/06	\$6,150,000	288 West 4th Street	3,200	\$1,922	20 x 42	20 x 60	4	4

* 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	8/24/06	\$1,510,000	168 East 117th Street	1,479	\$1,021	17 x 42	17 x 101	3	1
	8/29/06	\$605,000	345 East 119th Street	6,200	\$98	25 x 55	25 x 101	4	4
	8/7/06	\$1,121,908	157 East 121st Street	2,805	\$400	15 x 45	15 x 74	3	2
	7/7/06	\$1,432,500	30 East 129th Street	6,390	\$224	25 x 86	25 x 100	3	3
	8/3/06	\$1,700,000	56 East 130th Street	7,230	\$235	25 x 60	25 x 100	4	4
	9/27/06	\$902,500	2054 Madison Avenue	2,460	\$367	16 x 50	16 x 75	4	3
Hamilton Heights /Sugar Hill	8/4/06	\$2,700,000	16 Jumel Terrace	3,536	\$764	17 x 58	17 x 100	4	3
	9/1/06	\$375,000	452 West 150th Street	2,064	\$182	17 x 35	17 x 100	3	2
	8/25/06	\$1,175,000	416 West 154th Street	4,104	\$286	19 x 52	19 x 100	4	3
	9/19/06	\$1,400,000	430 West 160th Street	2,954	\$474	18 x 54	18 x 100	4	4
Harlem	9/27/06	\$1,275,000	764 St Nicholas Avenue	5,202	\$245	20 x 61	20 x 125	4	4
	8/1/06	\$935,000	38 West 119th Street	3,600	\$260	18 x 50	18 x 101	4	3
	7/27/06	\$1,695,500	125 West 131st Street	3,776	\$449	17 x 55	17 x 100	4	2
	8/7/06	\$850,000	121 West 132nd Street	2,550	\$333	17 x 50	17 x 99	4	4
	9/6/06	\$1,075,000	248 West 139th Street	3,055	\$352	17 x 58	17 x 100	4	4
	8/11/06	\$803,400	302 West 140th Street	3,128	\$257	15 x 50	15 x 100	4	2
	8/17/06	\$1,700,000	523 West 148th Street	2,988	\$569	17 x 48	17 x 99	4	4
Inwood	9/27/06	\$355,000	8 Fort Charles Place	4,143	\$86	34 x 40	25 x 103	3	2
	8/15/06	\$510,000	43 Fort Charles Place	972	\$525	18 x 24	25 x 103	2	1
	8/10/06	\$325,000	49 Marble Hill Avenue	1,224	\$266	19 x 34	19 x 65	3	1
	7/20/06	\$650,000	82 Terrace View Avenue	2,887	\$225	21 x 50	21 x 100	3	2
Washington Heights	7/28/06	\$905,000	540 West 156th Street	3,000	\$302	17 x 50	17 x 100	4	1
	8/9/06	\$1,650,000	646 West 158th Street	3,416	\$483	18 x 46	18 x 100	4	2
	9/29/06	\$1,500,000	547 West 159th Street	3,256	\$461	15 x 52	15 x 100	4	3
	9/8/06	\$770,000	563 West 159th Street	2,400	\$321	15 x 40	15 x 100	4	1
	7/18/06	\$735,000	572 West 161st Street	3,200	\$230	16 x 50	16 x 100	4	1
	7/28/06	\$905,000	530 West 175th Street	2,592	\$349	18 x 48	18 x 79	3	1
	8/25/06	\$950,000	515 West 179th Street	2,304	\$412	16 x 48	16 x 100	3	2
	9/6/06	\$630,000	553 West 182nd Street	2,660	\$237	20 x 36	25 x 80	2	2

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