



HALSTEAD
PROPERTY

THIRD QUARTER 2007



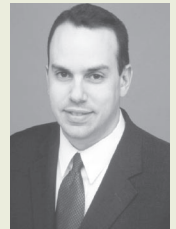
TOWNHOUSE
SALES
REPORT

Townhouse Sales Report

Third Quarter 2007

This report includes all 1-4 family townhouses having no commercial space that closed in the third 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 57 sales of 1-4 family townhouses in Manhattan during the third quarter, 6% more than a year ago. These 57 sales represent 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 12 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

Gregory Heym

CHIEF ECONOMIST, Halstead Property, LLC



East Side

	Date Sold	Price	Address*	SqFt**	Price PSF	Building Dimensions	Lot Dimensions	Floors	Units
	7/30/07	\$6,158,250	217 East 62nd Street	3,600	\$1,711	18 x 50	18 x 100	4	1
	7/26/07	\$33,000,000	7 East 67th Street	9,733	\$3,391	25 x 65	25 x 100	5	1
	7/6/07	\$19,075,000	110 East 70th Street	6,032	\$3,162	20 x 57	20 x 100	5	2
	8/2/07	\$16,100,000	119 East 71st Street	7,360	\$2,188	20 x 50	20 x 102	5	2
	7/27/07	\$6,700,000	160 East 71st Street	4,400	\$1,523	16 x 55	16 x 100	4	1
	7/2/07	\$18,000,000	26 East 73rd Street	6,900	\$2,609	21 x 60	21 x 80	5	1
	9/5/07	\$15,000,000	34 East 74th Street	6,216	\$2,413	20 x 50	20 x 102	5	2
	7/20/07	\$3,250,000	211 East 76th Street	2,880	\$1,128	17 x 45	17 x 102	4	3
	9/25/07	\$8,984,750	132 East 80th Street	4,536	\$1,981	18 x 54	18 x 102	5	1
	9/6/07	\$4,700,000	426 East 84th Street	2,304	\$2,040	17 x 48	17 x 102	3	2
	9/19/07	\$6,300,000	162 East 92nd Street	6,775	\$930	25 x 95	25 x 101	4	2
	8/28/07	\$4,550,000	133 East 94th Street	3,072	\$1,481	17 x 48	17 x 101	4	2
	7/27/07	\$10,800,000	22 East 94th Street	6,725	\$1,606	19 x 82	19 x 101	5	1
	8/15/07	\$4,485,000	143 East 95th Street	2,571	\$1,744	18 x 55	18 x 101	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

	Date Sold	Price	Address*	SqFt**	Price PSF	Building Dimensions	Lot Dimensions	Floors	Units
	7/6/07	\$5,650,000	252 West 71st Street	4,708	\$1,200	20 x 54	20 x 100	4	1
	7/17/07	\$8,000,000	121 West 85th Street	4,032	\$1,984	18 x 50	18 x 98	4	1
	9/7/07	\$6,550,000	25 West 88th Street	6,074	\$1,078	20 x 55	20 x 101	5	1
	8/15/07	\$4,795,000	160 West 92nd Street	3,536	\$1,356	18 x 52	18 x 101	4	2
	8/3/07	\$3,550,000	529 West 113th Street	6,570	\$540	20 x 55	20 x 101	5	2

Downtown

	Date Sold	Price	Address*	SqFt**	Price PSF	Building Dimensions	Lot Dimensions	Floors	Units
Chelsea	9/6/07	\$4,450,000	439 West 24th Street	3,360	\$1,324	21 x 42	21 x 99	4	3
	9/28/07	\$4,400,000	451 West 24th Street	3,360	\$1,310	21 x 42	21 x 99	4	1
East Village	8/14/07	\$4,320,000	123 East 10th Street	3,225	\$1,340	14 x 60	14 x 95	4	1
	8/30/07	\$3,125,000	33 Stuyvesant Street	3,060	\$1,021	32 x 16	32 x 16	6	2
Gramercy Park	9/24/07	\$9,001,000	2 Rutherford Place	6,036	\$1,491	20 x 53	20 x 94	5	2
Greenwich Village	8/17/07	\$7,000,000	52 West 11th Street	4,536	\$1,543	22 x 42	22 x 95	4	3
	9/21/07	\$12,850,000	19 West 12th Street	6,725	\$1,911	25 x 52	25 x 106	5	3
	8/2/07	\$8,000,000	62 West 12th Street	3,200	\$2,500	19 x 40	19 x 103	4	2
Murray Hill/ Kips Bay	8/9/07	\$3,000,000	202 East 35th Street	3,340	\$898	20 x 36	20 x 74	3	2
	9/18/07	\$4,100,000	8 Sniffen Court	1,482	\$2,767	20 x 39	20 x 41	2	1
West Village	7/23/07	\$3,500,000	23 Downing Street	1,908	\$1,834	19 x 30	19 x 70	4	3
	8/8/07	\$5,980,000	273 West 12th Street	2,672	\$2,238	22 x 24	22 x 57	4	2

Midtown

	Date Sold	Price	Address*	SqFt**	Price PSF	Building Dimensions	Lot Dimensions	Floors	Units
	7/12/07	\$3,100,000	317 West 51st Street	3,727	\$832	20 x 52	20 x 100	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

	Date Sold	Price	Address*	SqFt**	Price PSF	Building Dimensions	Lot Dimensions	Floors	Units
East Harlem	7/30/07	\$1,533,000	100 East 101st Street	2,489	\$616	16 x 46	16 x 101	3	1
	7/2/07	\$1,580,000	105 East 101st Street	3,200	\$494	15 x 50	16 x 75	4	1
	7/2/07	\$1,030,000	231 East 110th Street	2,898	\$355	21 x 46	22 x 101	3	3
	7/11/07	\$710,000	145 East 117th Street	2,270	\$313	17 x 45	23 x 65	4	4
Hamilton Heights /Sugar Hill	7/20/07	\$1,300,000	22 Hamilton Terrace	3,840	\$339	16 x 52	16 x 100	4	2
	8/23/07	\$2,000,000	36 Hamilton Terrace	4,100	\$488	19 x 50	19 x 100	4	2
	8/8/07	\$1,500,000	424 West 144th Street	3,650	\$411	16 x 63	16 x 80	5	3
	7/5/07	\$810,000	458 West 150th Street	1,424	\$569	17 x 35	17 x 100	4	2
	9/27/07	\$950,000	456 West 153rd Street	2,688	\$353	17 x 42	17 x 95	4	2
Harlem	7/11/07	\$1,500,000	314 Edgecombe Avenue	2,632	\$570	17 x 42	17 x 72	3	3
	9/21/07	\$1,101,000	107 Hamilton Place	2,372	\$464	16 x 45	16 x 55	4	2
	7/25/07	\$1,300,000	361 Pleasant Avenue	3,164	\$411	18 x 68	18 x 75	4	4
	8/28/07	\$2,065,000	212 West 112th Street	2,805	\$736	17 x 55	17 x 101	4	3
	7/19/07	\$1,500,000	62 West 119th Street	2,700	\$556	17 x 52	17 x 101	4	3
	9/12/07	\$1,875,000	46 West 130th Street	3,654	\$513	20 x 55	20 x 100	4	4
	8/29/07	\$1,500,000	311 West 138th Street	2,727	\$550	18 x 52	18 x 100	4	2
	9/21/07	\$868,567	266 West 139th Street	2,886	\$301	17 x 62	17 x 100	4	4
	7/18/07	\$1,300,000	538 West 142nd Street	3,600	\$361	17 x 50	17 x 100	4	1
	8/13/07	\$1,499,000	530 West 143rd Street	3,400	\$441	18 x 50	18 x 100	4	2
	7/12/07	\$1,720,000	614 West 148th Street	3,000	\$573	15 x 46	15 x 100	4	2
Inwood	8/23/07	\$1,450,000	537 West 217th Street	2,892	\$501	18 x 49	25 x 100	2	2
Washington Heights	9/27/07	\$885,000	634 West 158th Street	3,240	\$273	19 x 45	19 x 100	4	3
	9/5/07	\$935,000	447 West 162nd Street	3,952	\$237	20 x 52	20 x 112	4	2
	9/5/07	\$974,480	466 West 166th Street	3,087	\$316	22 x 45	25 x 99	2	2
	8/31/07	\$960,000	563 West 169th Street	5,106	\$188	25 x 45	25 x 82	4	3

* Includes only 1-4 family dwellings.

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