



MANHATTAN
**Townhouse
Sales Report**

FOURTH QUARTER
2005

Townhouse Sales Report

Fourth Quarter 2005

This report includes all 1-4 family townhouses having no commercial space that closed in the fourth quarter of 2005 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 38 sales of 1-4 family townhouses in Manhattan during the fourth quarter, a 22% decline from a year ago. These 38 sales represent less than 1% of the 5,643 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 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 LLC. 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
	12/5/05	\$26,250,000	20 East 64th Street	9,384	\$2,797	25 x 66	25 x 100	5	1
	10/20/05	\$11,720,000	18 East 74th Street	9,933	\$1,180	21 x 60	21 x 102	6	2
	11/29/05	\$6,950,000	54 East 81st Street	5,115	\$1,359	20 x 46	20 x 102	5	4
	11/9/05	\$4,075,000	429 East 84th Street	3,000	\$1,358	16 x 50	16 x 102	3	2

* 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.

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
	10/24/05	\$650,000	152 West 88th Street	4,134	\$157	18 x 55	18 x 101	4	2
	12/9/05	\$3,600,000	62 West 91st Street	5,645	\$638	19 x 55	19 x 101	5	4

Downtown

South of 43rd Street

	Date Sold	Price	Address*	SqFt**	Price PSF	Building Dimensions	Lot Dimensions	Floors	Units
Chelsea	11/1/05	\$3,200,000	312 West 19th Street	2,432	\$1,316	16 x 38	16 x 70	4	2
Greenwich Village	10/17/05	\$9,100,000	19 West 12th Street	6,725	\$1,353	25 x 52	25 x 106	5	3
Murray Hill/ Kips Bay	11/4/05	\$1,675,000	206 East 35th Street	2,436	\$688	12 x 52	12 x 99	4	4
Tribeca	10/31/05	\$3,600,000	27 Harrison Street	2,801	\$1,285	25 x 40	25 x 63	4	2
	10/31/05	\$7,825,000	144 Reade Street	6,600	\$1,186	25 x 54	25 x 54	6	1
West Village	12/16/05	\$3,150,000	154 West 11th Street	1,620	\$1,944	21 x 30	21 x 37	4	3
	11/7/05	\$3,750,000	159 West 12th Street	3,480	\$1,078	21 x 40	21 x 103	3	2

Midtown

43rd to 58th Street

	Date Sold	Price	Address*	SqFt**	Price PSF	Building Dimensions	Lot Dimensions	Floors	Units
	12/28/05	\$4,450,000	242 East 49th Street	5,395	\$825	19 x 48	19 x 100	4	1
	12/16/05	\$4,287,500	327 East 51st Street	3,240	\$1,323	19 x 45	19 x 100	3	1
	12/14/05	\$3,150,000	330 East 51st Street	2,178	\$1,446	19 x 32	19 x 100	2	2

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	10/31/05	\$2,200,000	303 East 109th Street	3,400	\$647	21 x 42	25 x 126	4	4
	11/15/05	\$1,500,000	424 East 117th Street	3,404	\$441	17 x 45	17 x 101	4	4
	10/28/05	\$1,100,000	517 East 118th Street	4,567	\$241	22 x 30	25 x 101	3	1
	10/4/05	\$950,000	424 East 120th Street	3,029	\$314	19 x 40	19 x 101	4	4
	11/21/05	\$905,000	2011 Lexington Avenue	2,595	\$349	14 x 45	14 x 60	4	4
	12/1/05	\$850,000	2052 Madison Avenue	2,463	\$345	16 x 50	16 x 75	4	4
Fort George	10/26/05	\$660,000	288 Wadsworth Avenue	1,810	\$365	20 x 30	24 x 95	3	2
Hamilton Heights/ Sugar Hill	10/5/05	\$1,500,000	36 Hamilton Terrace	4,100	\$366	19 x 50	19 x 100	4	2
	12/22/05	\$1,750,000	852 St Nicholas Avenue	4,014	\$436	21 x 60	21 x 80	4	2
	11/4/05	\$1,440,000	944 St Nicholas Avenue	2,660	\$541	20 x 40	20 x 50	3	3
Harlem	10/26/05	\$995,000	359 West 116th Street	3,264	\$305	17 x 50	17 x 92	3	2
	11/23/05	\$1,650,000	261 West 121st Street	2,652	\$622	17 x 49	17 x 101	4	4
	10/7/05	\$1,400,000	166 West 123rd Street	3,360	\$417	14 x 60	14 x 101	5	4
	10/21/05	\$901,000	68 West 126th Street	2,865	\$314	19 x 50	19 x 100	4	4
	11/21/05	\$1,850,000	68 West 127th Street	2,418	\$765	19 x 53	19 x 100	4	4
	10/18/05	\$1,340,000	141 West 132nd Street	2,814	\$476	19 x 50	19 x 100	4	3
	11/4/05	\$900,000	241 West 132nd Street	2,208	\$408	16 x 50	16 x 100	3	4
	10/28/05	\$1,500,000	246 West 132nd Street	2,792	\$537	18 x 50	18 x 100	4	4
	12/29/05	\$955,000	166 West 133rd Street	3,400	\$281	16 x 50	16 x 100	4	3
Inwood	11/28/05	\$378,000	43 Ft. Charles Place	972	\$389	18 x 24	29 x 103	2	1
Washington Heights	11/18/05	\$300,000	561 West 159th Street	2,400	\$125	15 x 40	15 x 100	4	1
	11/22/05	\$879,000	466 West 166th Street	3,087	\$285	22 x 45	25 x 99	2	2

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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.