



HALSTEAD
PROPERTY

FOURTH QUARTER 2007



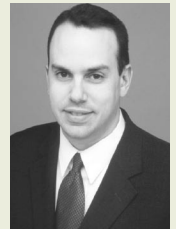
TOWNHOUSE
SALES
REPORT

Townhouse Sales Report

Fourth Quarter 2007

This report includes all 1-4 family townhouses having no commercial space that closed in the fourth 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 34 sales of 1-4 family townhouses in Manhattan during the fourth quarter, 3% less than a year ago. These 34 sales represent 1% of the 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
	10/10/07	\$12,500,000	121 East 64th Street	6,640	\$1,883	20 x 50	20 x 100	5	1
	10/15/07	\$50,000,000	15 East 64th Street	11,805	\$4,235	31 x 78	31 x 100	6	1
	12/14/07	\$13,500,000	178 East 64th Street	5,380	\$2,509	21 x 50	21 x 100	4	2
	10/25/07	\$16,500,000	106 East 71st Street	10,235	\$1,612	25 x 70	25 x 100	7	2
	12/12/07	\$4,000,000	182 East 93rd Street	2,880	\$1,389	17 x 45	17 x 101	4	1

West Side

	Date Sold	Price	Address*	SqFt**	Price PSF	Building Dimensions	Lot Dimensions	Floors	Units
	12/17/07	\$15,750,000	352 Riverside Drive	9,083	\$1,734	26 x 70	41 x 100	6	1
	10/9/07	\$4,750,000	233 West 100th Street	3,000	\$1,583	25 x 30	25 x 101	4	1
	10/25/07	\$5,100,000	337 West 70th Street	4,307	\$1,184	15 x 54	15 x 100	4	1
	11/20/07	\$4,650,500	309 West 80th Street	3,596	\$1,293	16 x 50	16 x 102	5	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
Chelsea	11/14/07	\$7,250,000	206 West 15th Street	5,504	\$1,317	25 x 86	25 x 87	4	2
	10/9/07	\$4,300,000	243 West 16th Street	2,940	\$1,463	20 x 70	20 x 100	4	3
West Village	10/1/07	\$3,800,000	58 Downing Street	2,560	\$1,484	16 x 32	16 x 65	4	1
	10/23/07	\$6,775,000	12 Leroy Street	2,310	\$2,933	20 x 42	20 x 80	3	2
	10/30/07	\$3,600,000	291 West 4th Street	1,620	\$2,222	18 x 34	18 x 65	4	2
	11/9/07	\$12,000,000	196 West Houston St.	7,500	\$1,600	25 x 96	25 x 121	3	2

Northern Manhattan

	Date Sold	Price	Address*	SqFt**	Price PSF	Building Dimensions	Lot Dimensions	Floors	Units
East Harlem	11/8/07	\$1,299,000	421 East 118th Street	4,300	\$302	17 x 45	17 x 101	4	3
	12/5/07	\$1,250,000	17 East 127th Street	3,372	\$371	19 x 46	19 x 100	5	3
	10/29/07	\$1,400,000	1604 Lexington Avenue	2,484	\$564	16 x 48	17 x 75	4	3
Hamilton Heights /Sugar Hill	12/17/07	\$970,000	14 Sylvan Terrace	1,425	\$681	20 x 25	20 x 34	3	2
	12/27/07	\$990,000	16 Sylvan Terrace	1,425	\$695	20 x 25	20 x 34	3	2
Harlem	10/30/07	\$1,480,000	547 Manhattan Avenue	3,360	\$440	15 x 56	15 x 74	4	1
	10/18/07	\$1,812,500	24 West 126th Street	3,800	\$477	19 x 58	19 x 100	4	1
	12/5/07	\$1,250,000	17 West 127th Street	3,372	\$371	19 x 46	19 x 100	5	3
	12/12/07	\$2,170,000	68 West 127th Street	2,418	\$897	19 x 53	19 x 100	4	4
	12/20/07	\$1,707,500	78 West 127th Street	3,332	\$512	17 x 58	17 x 100	4	2
	12/17/07	\$946,972	10 West 128th Street	2,435	\$389	16 x 55	16 x 100	3	4
	11/14/07	\$995,000	319 West 138th Street	3,536	\$281	18 x 52	18 x 100	4	1
	12/20/07	\$950,000	611 West 142nd Street	2,640	\$360	15 x 48	15 x 100	4	2
	12/13/07	\$992,000	622 West 147th Street	2,728	\$364	13 x 51	13 x 100	4	2
Inwood	10/31/07	\$675,000	39 Adrian Avenue	1,830	\$369	19 x 30	38 x 100	3	1
	12/21/07	\$440,000	49 Marble Hill Avenue	1,224	\$359	19 x 34	19 x 65	3	1
	10/30/07	\$800,000	61 Marble Hill Avenue	3,738	\$214	34 x 37	39 x 67	3	3
	12/10/07	\$660,000	11 Van Corlear Place	1,848	\$357	20 x 42	30 x 80	3	1
	10/17/07	\$625,000	9 Van Corlear Place	2,113	\$296	20 x 42	30 x 80	3	1

* Includes only 1-4 family dwellings.

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East Side

1356 Third Avenue
New York, NY 10075
212.734.0010

West Side

408 Columbus Avenue
New York, NY 10024
212.769.3000

Village

831 Broadway
New York, NY 10003
212.253.9300

SoHo

451 West Broadway
New York, NY 10012
212.475.4200

Midtown

770 Lexington Avenue
New York, NY 10065
212.317.7800

Harlem

175 Lenox Avenue
New York, NY 10026
212.381.2203

Brooklyn Heights

150 Montague Street
Brooklyn, NY 11201
718.613.2000

Cobble Hill

162 Court Street
Brooklyn, NY 11201
718.613.2020

Riverdale

3531 Johnson Avenue
Riverdale, NY 10463
718.878.1700

Hudson Valley

315 Warren Street
Hudson, NY 12534
518.828.0181

Development Marketing

831 Broadway
New York, NY 10003
212.381.4203

Global Services

770 Lexington Avenue
New York, NY 10065
212.381.6521

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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 fourth quarter in Manhattan.