



HALSTEAD  
PROPERTY®

FOURTH QUARTER 2008



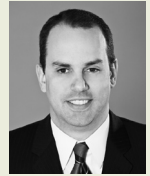
TOWNHOUSE  
SALES  
REPORT

## Townhouse Sales Report

Fourth Quarter 2008

This report includes all 1-4 family townhouses having no commercial space that closed in the fourth quarter of 2008 and were recorded with the City Register, and not just 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 15 sales of 1-4 family townhouses in Manhattan during the fourth quarter, 56% less than a year ago. These 15 sales represent less than 1% of the 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 13 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

### Eastside

	Date Sold	Price	Address*	SqFt**	Price PSF	Building Dimensions	Lot Dimensions	Floors	Units
	10/28/08	\$13,350,000	325 East 53rd Street	9,345	\$1,429	23 x 70	23 x 100	6	3
	11/19/08	\$4,850,000	242 East 68th Street	3,456	\$1,403	18 x 48	18 x 100	4	1
	12/10/08	\$9,382,700	138 East 71st Street	4,330	\$2,167	15 x 56	15 x 83	5	2
	11/24/08	\$5,600,000	119 East 91st Street	3,350	\$1,672	15 x 55	15 x 101	3	1
	11/5/08	\$16,500,000	69 East 91st Street	4,070	\$4,054	19 x 50	19 x 101	4	1

### Westside

	Date Sold	Price	Address*	SqFt**	Price PSF	Building Dimensions	Lot Dimensions	Floors	Units
	10/10/08	\$4,800,000	207 West 78th Street	4,568	\$1,051	19 x 55	19 x 102	4	3

\* 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.

## Midtown

	Date Sold	Price	Address*	SqFt**	Price PSF	Building Dimensions	Lot Dimensions	Floors	Units
	10/3/08	\$3,600,000	308 East 52nd Street	3,952	\$911	19 x 52	19 x 100	4	4

## Downtown

	Date Sold	Price	Address*	SqFt**	Price PSF	Building Dimensions	Lot Dimensions	Floors	Units
Chelsea	10/14/08	\$4,160,000	119 East 35th Street	3,920	\$1,061	14 x 86	14 x 99	5	2
	10/17/08	\$4,280,000	441 West 24th Street	3,760	\$1,138	21 x 42	21 x 99	4	3
Tribeca	10/15/08	\$5,500,000	464 Greenwich Street	7,040	\$781	24 x 61	24 x 61	5	4
West Village	11/19/08	\$4,400,000	735 Washington Street	3,200	\$1,375	20 x 40	20 x 61	3	2
	10/16/08	\$8,300,000	247 West 4th Street	6,688	\$1,241	22 x 77	22 x 77	4	2

## Northern Manhattan

	Date Sold	Price	Address*	SqFt**	Price PSF	Building Dimensions	Lot Dimensions	Floors	Units
Harlem	12/30/08	\$780,000	2107 Fifth Avenue	3,295	\$237	19 x 46	19 x 110	4	4
	12/30/08	\$960,000	510 West 142nd Street	3,740	\$257	15 x 64	15 x 100	4	2
	11/18/08	\$650,000	533 West 147th Street	3,500	\$186	17 x 48	17 x 100	3	1

\* Includes only 1-4 family dwellings.

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Data is provided by ValuExchange. This report includes all recorded 1-4 family houses sold during the fourth quarter in Manhattan.

<b>Eastside</b> 1356 Third Ave. 212.734.0010	<b>Westside</b> 408 Columbus Ave. 212.769.3000	<b>Village</b> 831 Broadway 212.253.9300	<b>SoHo</b> 451 West Broadway 212.475.4200	<b>Midtown</b> 770 Lexington Ave. 212.317.7800	<b>Harlem</b> 175 Lenox Ave. 212.381.2570	<b>Brooklyn Heights</b> 150 Montague Street 718.613.2000
<b>Cobble Hill</b> 162 Court Street 718.613.2020	<b>Riverdale</b> 3531 Johnson Ave. 718.878.1700	<b>Metro New Jersey</b> 79 Hudson Street 201.478.6700	<b>Hudson Valley</b> 526 Warren Street 518.828.0181	<b>Development Marketing</b> 831 Broadway 212.381.4203	<b>Investment Sales</b> 770 Lexington Ave. 212.381.3208	<b>Global Services Division</b> 770 Lexington Ave. 212.381.6521