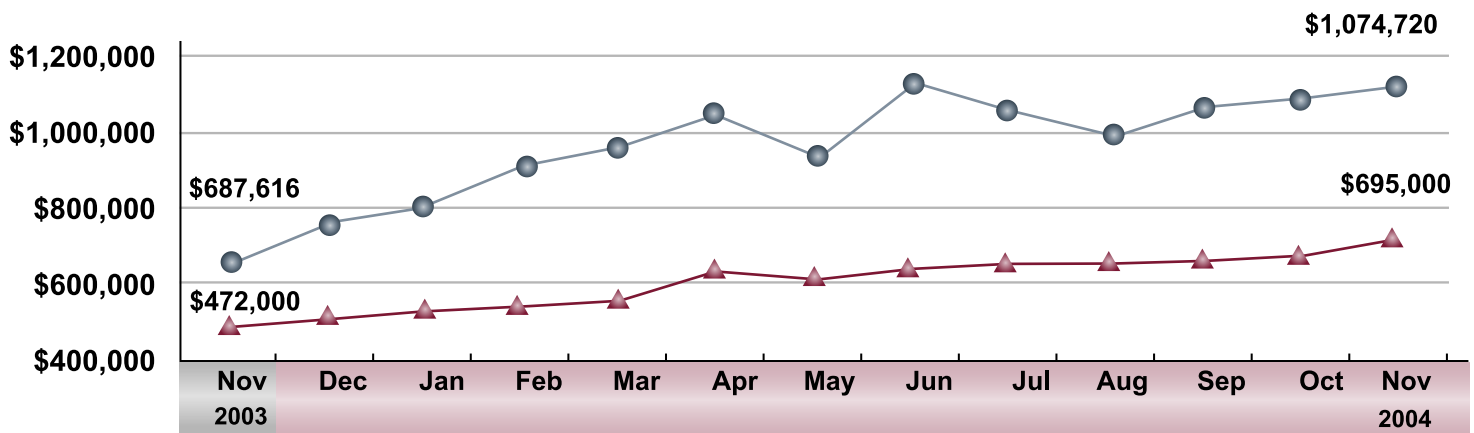


Monthly Market Report

NOVEMBER 2004

- The average Manhattan apartment price was \$1,074,720 in November, up 56% from a year ago. This large increase is a combination of the continued strength of the current market, which has kept the average price over \$1 million for six straight months, and the domination by sales of smaller apartments a year ago. In November 2003, 64% of transfers were for studio and one-bedroom apartments, compared to 54% last month. Increased sales of smaller units will bring down the average price of apartments during that month. The median price of \$695,000 was 47% higher than during November 2003.
- Although down significantly from last month, the number of new listings to come on the market is up in all markets from a year ago. On the East Side there were 17% more listings, led by a sharp increase in the number of studio units to come on the market. The West Side figure was up only 2% with increases in the number of larger units offset by decreases in studio and one-bedroom listings. A large increase in one-bedroom listings Downtown helped push new listings up 17% from a year ago.
- Cooperative prices were much higher than during November of 2003, led by postwar units. Their median price of \$595,000 was 50% higher than a year ago. Prewar co-ops also rose significantly, up 42% during this time to a median of \$682,500. These increases are due in part to the large amount of studio and one-bedroom units sold a year ago, which kept prices lower.
- Postwar condominiums are up 52% in price over the last twelve months, to a median price of \$799,000. The median prewar price for condos is also \$799,000, a 17% improvement from November 2003.
- One-bedrooms had the highest gain in the East Side market, as their median price of \$499,000 was 19% higher than during November of 2003. Studio and two-bedroom apartments each were up 15% in median price during this time. The sharp rise in price for three-bedroom and larger units must be viewed with caution, as this is the smallest group of units and prices can fluctuate greatly. We should also point out the average size for units sold in this category was up 17% from last year, and played a part in this sizable increase.
- In the West Side market the median price for two-bedroom apartments rose 15%, while studio and one-bedroom units rose 27% and 26% respectively from November of 2003. There were not enough sales of three-bedroom and larger units in this market to make a valid comparison to a year ago.
- Downtown gains were led by one-bedroom units, which rose 27% in median price over the past year. Two-bedroom units rose 15% in median price during this time while studios were up 10%. Similarly to the West Side market, there were not enough sales of three-bedroom and larger units in this market to make a valid comparison to a year ago.
- Lofts continued to post impressive gains, as their median price of \$836 per square foot was up 29% from November of 2003.

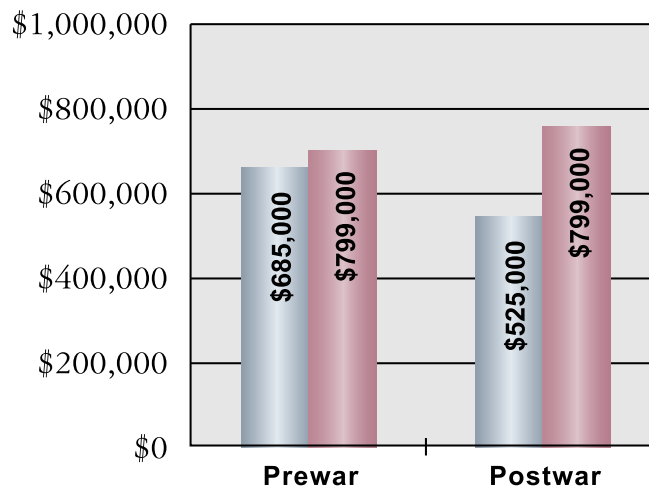
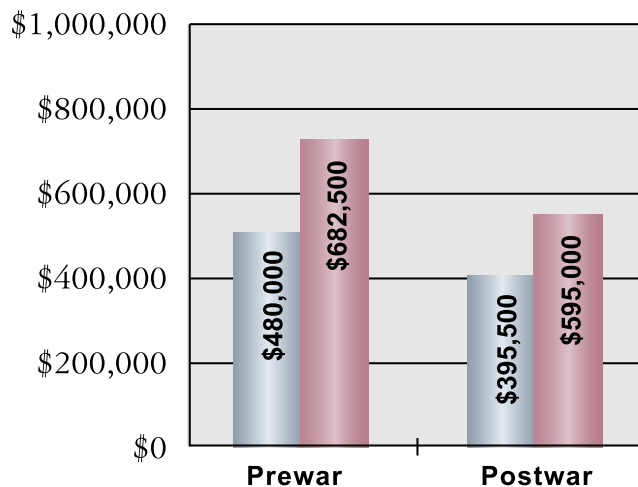
All Manhattan Apartments



● Average Sales Price ▲ Median Sales Price

COOPERATIVE Median Sale Price

CONDOMINIUM Median Sales Price



■ Nov 03 ■ Nov 04

Median Sale Price By Market Area

East Side

	November 2003	November 2004	Change
Studio	\$240,000	\$275,000	15%
One-Bedroom	\$420,000	\$499,000	19%
Two-Bedroom	\$890,000	\$1,025,000	15%
Three-Bedroom & Larger	\$1,375,000	\$2,699,000	96%

West Side

	November 2003	November 2004	Change
Studio	\$290,000	\$369,000	27%
One-Bedroom	\$436,750	\$549,000	26%
Two-Bedroom	\$825,000	\$947,000	15%

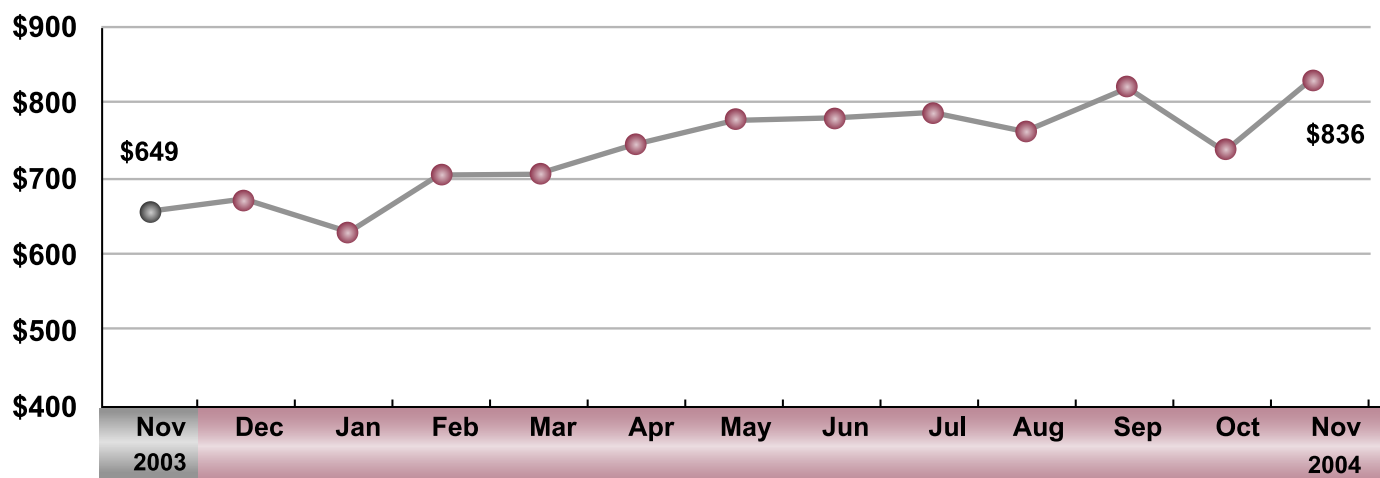
*There were not enough 3+bedroom sales on the West Side for a valid comparison.

Downtown

	November 2003	November 2004	Change
Studio	\$299,000	\$327,500	10%
One-Bedroom	\$431,000	\$549,000	27%
Two-Bedroom	\$787,500	\$904,500	15%

*There were not enough 3+bedroom sales Downtown for a valid comparison.

Manhattan Lofts - Median Price per Square Foot



Inventory Report - Number of New Listings

East Side

	November 2003	October 2004	November 2004
Studio	28	48	45
One-Bedroom	124	146	126
Two-Bedroom	85	127	102
Three-Bedroom	40	62	44
Four-Bedroom & Larger	13	28	21

West Side

	November 2003	October 2004	November 2004
Studio	24	41	20
One-Bedroom	86	96	61
Two-Bedroom	72	114	99
Three-Bedroom	16	44	19
Four-Bedroom & Larger	7	15	11

Downtown

	November 2003	October 2004	November 2004
Studio	45	47	34
One-Bedroom	83	141	117
Two-Bedroom	59	109	61
Three-Bedroom	6	30	15
Four-Bedroom & Larger	2	4	2
Lofts	102	131	56

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Halstead Property, LLC

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.

