

BROWN HARRIS STEVENS

Established 1873

Manhattan Townhouse Market Report

Second Half 2006



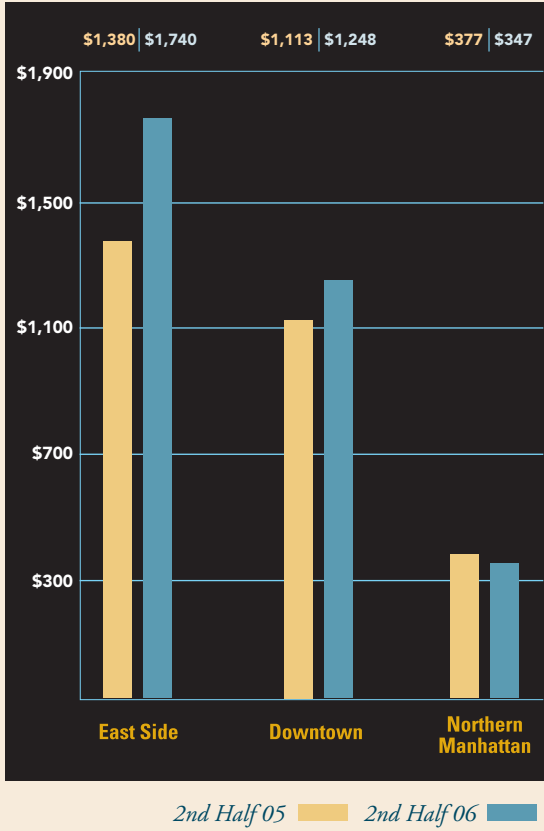
MANHATTAN

Median Sales Price

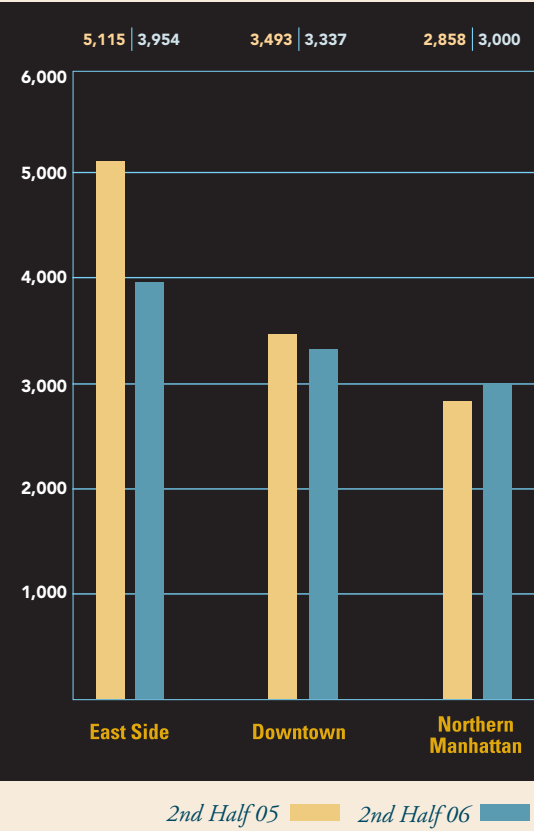
The median price per square foot for East Side townhouses rose 26% over the past year to \$1,740. During the same period, the East Side median price declined 14% from the second half of 2005 to \$6,000,000, a figure attributable to the closing of a greater proportion of townhouses smaller in size. An increase of 9% Downtown in the second half of 2006 resulted in a higher median price of \$3,797,500 when compared to a year ago. A positive gain of 9% was also seen in Northern Manhattan during this time, with the median price achieving \$1,062,500 in the latter half of 2006. There were not enough West Side townhouse sales in the second half of 2006 for a valid comparison.

	EAST SIDE	DOWNTOWN	NORTHERN MANHATTAN
2nd Half 05	\$6,950,000	\$3,475,000	\$975,000
2nd Half 06	\$6,000,000	\$3,797,500	\$1,062,500
% Change	-14%	9%	9%

Median Price per Square Foot



Median Square Footage



This report includes only 1-4 family dwellings without commercial space. Only closed sales where deeds have been recorded at the Office of the City Register, or sold by Terra Holdings are included in this analysis.

EAST SIDE

Generally 59th to 96th Street, Fifth Avenue to the East River

	Street/Avenue *	Date Sold	Price	SqFt **	Price PSF	Building Dimensions	Lot Dimensions	Floors**	Units**	Elevator
Between Fifth Ave. & Madison Ave.	East 67th Street	10/19/06	\$28,500,000	11,460	\$2,487	26 x 65	26 x 100	5	1	Y
	East 73rd Street	11/29/06	\$17,000,000	7,788	\$2,183	22 x 76	22 x 102	5	1	Y
	East 75th Street	10/6/06	\$53,000,000	13,022	\$4,070	50 x 73	50 x 102	4	1	Y
	East 78th Street	9/29/06	\$21,000,000	12,460	\$1,685	26 x 70	26 x 102	5	2	N
	East 92nd Street	12/15/06	\$12,791,500	6,589	\$1,941	21 x 55	21 x 101	5	1	N
Between Park Ave. & Lexington Ave.	East 64th Street	8/4/06	\$4,500,000	3,012	\$1,494	12 x 60	12 x 100	4	2	N
	East 70th Street	7/12/06	\$22,500,000	9,408	\$2,392	40 x 60	40 x 100	5	1	Y
	East 70th Street	8/10/06	\$13,250,000	6,332	\$2,093	20 x 60	20 x 100	4	1	N
	East 94th Street	10/18/06	\$4,175,000	3,072	\$1,359	17 x 48	17 x 101	4	2	N
Between Lexington Ave. & Third Ave.	East 81st Street	7/11/06	\$6,880,000	3,954	\$1,740	20 x 52	20 x 104	5	2	N
	East 82nd Street	12/21/06	\$6,000,000	3,420	\$1,754	19 x 45	19 x 82	4	2	N
	East 94th Street	11/7/06	\$4,150,000	3,456	\$1,201	19 x 48	19 x 101	4	2	N
Between Third Ave. & Second Ave.	East 61st Street	12/21/06	\$4,200,500	4,285	\$980	17 x 50	17 x 100	5	4	N
	East 61st Street	7/24/06	\$7,900,000	4,600	\$1,717	20 x 50	20 x 100	4	1	N
	East 68th Street	8/18/06	\$4,625,000	3,456	\$1,338	17 x 48	18 x 100	4	1	N
	East 71st Street	10/13/06	\$5,500,000	3,000	\$1,833	15 x 50	15 x 102	4	1	N
	East 78th Street	10/17/06	\$4,700,000	3,780	\$1,243	19 x 54	19 x 102	4	1	N
Between First Ave. & York Ave.	East 84th Street	7/19/06	\$3,600,000	2,040	\$1,765	18 x 42	18 x 102	3	1	N
Between York Ave. & East End Ave.	East 80th Street	9/18/06	\$21,000,000	20,418	\$1,029	50 x 90	50 x 102	7	3	N
	East 86th Street	7/12/06	\$3,616,666	1,920	\$1,884	16 x 40	16 x 54	4	1	N
	East 89th Street	10/3/06	\$3,440,000	2,430	\$1,416	19 x 48	19 x 101	3	1	N

This report only includes closed sales where deeds have been recorded at the Office of the City Register or sold by Terra Holdings.

* Includes only 1-4 family dwellings without commercial space.

** Estimated. All measurements including the number of floors and units are taken from tax roll data or broker reported.

Square footage data may not include extensions, and floors may not include basements. No adjustments are made for the condition of the buildings.

While we believe this information to be true, no guaranty is made of its accuracy.

WEST SIDE

Generally 59th to 110th Street, Hudson River to West of Fifth Avenue

	Street/Avenue *	Date Sold	Price	SqFt **	Price PSF	Building Dimensions	Lot Dimensions	Floors**	Units**	Elevator
Between	West 69th Street	7/11/06	\$8,500,000	6,714	\$1,266	20 x 60	20 x 100	5	1	N
Central Park West	West 84th Street	10/30/06	\$4,500,000	2,550	\$1,765	17 x 55	17 x 102	4	3	N
& Columbus Ave.	West 88th Street	8/4/06	\$4,700,000	5,508	\$853	19 x 55	19 x 101	5	1	N
Between	Central Park West	10/17/06	\$15,500,000	5,382	\$2,880	22 x 72	22 x 100	5	1	Y
84th & 85th Street										

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DOWNTOWN

South of 43rd Street

	Street/Avenue*	Date Sold	Price	SqFt**	Price PSF	Building Dimensions	Lot Dimensions	Floors**	Units**	Elevator
Chelsea	West 15th Street	10/24/06	\$3,710,000	4,610	\$805	20 x 67	20 x 100	4	4	N
	West 15th Street	9/8/06	\$5,041,990	5,200	\$970	20 x 50	20 x 83	5	4	N
	West 22nd Street	9/7/06	\$4,500,000	4,505	\$999	19 x 52	19 x 99	4	2	N
	West 23rd Street	8/31/06	\$4,975,000	7,050	\$706	22 x 66	22 x 99	5	4	N
East Village	East 2nd Street	9/12/06	\$3,800,000	2,831	\$1,342	25 x 62	25 x 65	2	3	N
Gramercy Park	East 29th Street	8/2/06	\$2,595,000	3,272	\$793	16 x 50	16 x 99	4	4	N
	East 30th Street	9/29/06	\$3,650,000	2,992	\$1,220	18 x 44	18 x 99	4	2	N
Greenwich Village	West 9th Street	8/18/06	\$9,500,000	5,086	\$1,868	25 x 48	23 x 100	5	4	N
Lower East Side	East Broadway	9/7/06	\$2,400,000	1,862	\$1,289	20 x 62	20 x 79	3	4	N
	Henry Street	12/22/06	\$2,096,000	5,060	\$414	24 x 44	24 x 100	3	3	N
Murray Hill/Kips Bay	East 33rd Street	10/27/06	\$3,750,000	2,880	\$1,302	17 x 45	17 x 74	4	2	N
	East 35th Street	8/15/06	\$3,100,000	3,600	\$861	12 x 60	12 x 99	4	2	N
	East 36th Street	9/22/06	\$3,795,000	3,360	\$1,129	14 x 60	14 x 99	5	1	N
Soho	Thompson Street	8/22/06	\$6,950,000	4,560	\$1,524	19 x 48	19 x 52	5	1	N
West Village	Carmine Street	10/24/06	\$2,720,000	1,800	\$1,511	44 x 21	44 x 21	3	1	N
	Jane Street	7/17/06	\$3,400,000	3,466	\$981	22 x 35	22 x 50	4	2	N
	Jane Street	7/6/06	\$4,488,000	2,948	\$1,522	14 x 50	14 x 80	4	3	N
	Perry Street	10/5/06	\$5,000,000	3,920	\$1,276	20 x 45	20 x 95	4	2	N
	West 4th Street	11/28/06	\$5,050,000	2,280	\$2,215	15 x 38	15 x 40	4	1	N
	West 4th Street	7/14/06	\$6,150,000	3,200	\$1,922	20 x 42	20 x 60	4	4	N
	West 10th Street	10/16/06	\$3,775,000	3,314	\$1,139	22 x 55	22 x 95	4	4	N
	West 11th Street	8/15/06	\$3,950,000	3,040	\$1,299	20 x 38	20 x 62	4	1	N

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NORTHERN MANHATTAN

Generally North of 96th Street on the East Side, and 110th Street on the West Side

	Street/Avenue *	Date Sold	Price	SqFt **	Price PSF	Building Dimensions	Lot Dimensions	Floors**	Units**	Elevator
East Harlem	East 101st Street	12/8/06	\$999,750	2,682	\$373	17 x 46	17 x 101	3	1	N
	East 117th Street	8/24/06	\$1,510,000	1,479	\$1,021	17 x 42	17 x 101	3	1	N
	East 121st Street	8/7/06	\$1,121,908	2,805	\$400	15 x 45	15 x 74	3	2	N
	East 128th Street	10/30/06	\$2,350,000	3,219	\$730	20 x 64	20 x 100	4	3	N
	East 129th Street	7/7/06	\$1,432,500	6,390	\$224	25 x 86	25 x 100	3	3	N
	East 130th Street	8/3/06	\$1,700,000	7,230	\$235	25 x 60	25 x 100	4	4	N
	Madison Avenue	9/27/06	\$902,500	2,460	\$367	16 x 50	16 x 75	4	3	N
Hamilton Heights/ Sugar Hill	Jumel Terrace	8/4/06	\$2,700,000	3,536	\$764	17 x 58	17 x 100	4	3	N
	Sylvan Terrace	10/18/06	\$1,050,000	1,500	\$700	21 x 25	21 x 34	3	2	N
	West 143rd Street	11/14/06	\$1,075,000	4,933	\$218	17 x 72	17 x 100	3	1	N
	West 150th Street	9/1/06	\$375,000	2,064	\$182	17 x 35	17 x 100	3	2	N
	West 154th Street	8/25/06	\$1,175,000	4,104	\$286	19 x 52	19 x 100	4	3	N
	West 160th Street	9/19/06	\$1,400,000	2,954	\$474	18 x 54	18 x 100	4	4	N
	West 162nd Street	10/30/06	\$1,700,000	3,972	\$428	19 x 52	19 x 98	4	2	N
Harlem	Fifth Avenue	12/15/06	\$1,090,000	3,295	\$331	18 x 46	18 x 110	4	4	N
	St Nicholas Avenue	9/27/06	\$1,275,000	5,202	\$245	20 x 61	20 x 125	4	4	N
	West 119th Street	8/1/06	\$935,000	3,600	\$260	18 x 50	18 x 101	4	3	N
	West 131st Street	7/27/06	\$1,695,500	3,776	\$449	17 x 55	17 x 100	4	2	N
	West 131st Street	11/21/06	\$1,340,000	2,970	\$451	18 x 50	18 x 100	4	4	N
	West 132nd Street	8/7/06	\$850,000	2,550	\$333	17 x 50	17 x 99	4	4	N
	West 136th Street	9/1/06	\$942,000	3,808	\$247	17 x 56	17 x 100	4	3	N
	West 137th Street	12/21/06	\$2,360,000	4,402	\$536	19 x 52	19 x 100	4	2	N
	West 137th Street	10/4/06	\$1,086,500	3,000	\$362	15 x 50	15 x 100	4	2	N
	West 138th Street	10/25/06	\$1,120,000	2,775	\$404	17 x 59	17 x 100	4	1	N
	West 139th Street	9/6/06	\$1,075,000	3,055	\$352	17 x 58	17 x 100	4	4	N
	West 139th Street	12/1/06	\$2,400,000	4,064	\$591	18 x 52	18 x 100	4	1	N
	West 140th Street	8/11/06	\$803,400	3,128	\$257	15 x 50	15 x 100	4	2	N
	West 140th Street	8/2/06	\$789,000	3,000	\$263	15 x 50	15 x 100	4	2	N
	West 142nd Street	10/23/06	\$990,000	2,872	\$345	15 x 54	15 x 100	4	3	N
	West 148th Street	8/17/06	\$1,700,000	2,988	\$569	17 x 48	17 x 99	4	4	N

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NORTHERN MANHATTAN

Generally North of 96th Street on the East Side, and 110th Street on the West Side

	Street/Avenue *	Date Sold	Price	SqFt **	Price PSF	Building Dimensions	Lot Dimensions	Floors**	Units**	Elevator
Inwood	Adrian Avenue	10/13/06	\$603,000	1,440	\$419	19 x 32	19 x 50	3	1	N
	Fort Charles Place	8/15/06	\$510,000	972	\$525	18 x 24	25 x 103	2	1	N
	Marble Hill Ave.	8/10/06	\$325,000	1,224	\$266	19 x 34	19 x 65	3	1	N
	Terrace View Ave.	7/20/06	\$650,000	2,887	\$225	21 x 50	21 x 100	3	2	N
	West 207th Street	8/15/06	\$1,130,000	4,179	\$270	25 x 66	25 x 100	3	3	N
	West 225th Street	12/4/06	\$575,000	3,080	\$187	21 x 56	25 x 100	3	2	N
Washington Heights	West 156th Street	7/28/06	\$905,000	3,000	\$302	17 x 50	17 x 100	4	1	N
	West 158th Street	8/9/06	\$1,650,000	3,416	\$483	18 x 46	18 x 100	4	2	N
	West 159th Street	9/8/06	\$770,000	2,400	\$321	15 x 40	15 x 100	4	1	N
	West 159th Street	9/29/06	\$1,500,000	3,256	\$461	15 x 52	15 x 100	4	3	N
	West 159th Street	11/14/06	\$760,000	2,400	\$317	15 x 40	15 x 100	4	1	N
	West 161st Street	7/18/06	\$735,000	3,200	\$230	16 x 50	16 x 100	4	1	N
	West 173rd Street	10/24/06	\$840,000	2,960	\$284	19 x 48	19 x 100	4	3	N
	West 175th Street	7/28/06	\$905,000	2,592	\$349	18 x 48	18 x 79	3	1	N
	West 179th Street	8/25/06	\$950,000	2,304	\$412	16 x 48	16 x 100	3	2	N
	West 182nd Street	9/6/06	\$630,000	2,660	\$237	20 x 36	25 x 80	2	2	N

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BROWN HARRIS STEVENS

Everywhere you are.

EAST SIDE

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NEW YORK CITY

PALM BEACH

THE HAMPTONS

NORTH FORK