

BROWN HARRIS STEVENS

Established 1873

Manhattan Townhouse Market Report

Second Half 2007



MANHATTAN

Median Sales Price

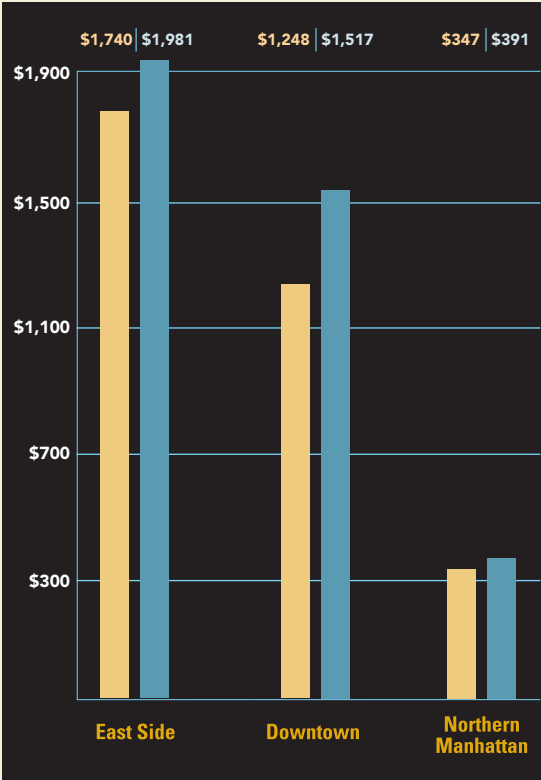
The median price for a townhouse on the East Side jumped 80% over the past year, to \$10,800,000. This was due primarily to a 53% rise in the median size of townhouses sold. On a per square foot basis, the median price was up 14% over this time, at \$1,981.

Downtown, townhouses sold for a median of \$4,425,000 during the second half of 2007, a 17% improvement from the same period in 2006.

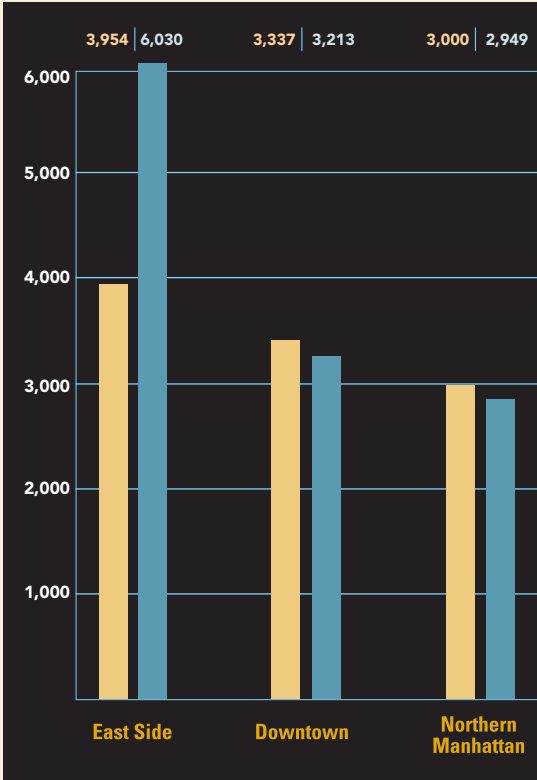
In Northern Manhattan, the median townhouse price of \$1,250,000 was 18% higher than a year ago. There were not enough West Side sales in the second half for a valid comparison.

	EAST SIDE	DOWNTOWN	NORTHERN MANHATTAN
2nd Half 06	\$6,000,000	\$3,797,500	\$1,062,500
2nd half 07	\$10,800,000	\$4,425,000	\$1,250,000
% Change	80%	17%	18%

Median Price per Square Foot



Median Square Footage



2nd Half 06 2nd Half 07

2nd Half 06 2nd Half 07

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 62nd Street	10/1/07	\$35,000,000	14,700	\$2,381	25 x 98	25 x 100	5	1	Y
	East 64th Street	10/15/07	\$50,000,000	11,805	\$4,235	31 x 78	31 x 100	6	1	Y
	East 67th Street	7/26/07	\$33,000,000	9,733	\$3,391	25 x 65	25 x 100	5	1	Y
	East 73rd Street	7/2/07	\$18,000,000	6,900	\$2,609	21 x 60	21 x 80	5	1	Y
	East 94th Street	7/27/07	\$10,800,000	6,725	\$1,606	19 x 82	19 x 101	5	1	N
Between Madison Ave. & Park Ave.	East 74th Street	9/5/07	\$15,000,000	6,216	\$2,413	20 x 50	20 x 102	5	2	Y
Between Park Ave. & Lexington Ave.	East 62nd Street	9/10/07	\$8,500,000	5,129	\$1,657	20 x 50	20 x 100	5	1	Y
	East 64th Street	10/10/07	\$12,500,000	6,640	\$1,883	20 x 50	20 x 100	5	2	Y
	East 70th Street	7/6/07	\$19,075,000	6,032	\$3,162	20 x 57	20 x 100	5	2	Y
	East 71st Street	10/25/07	\$16,500,000	10,235	\$1,612	25 x 70	25 x 100	7	2	N
	East 71st Street	8/2/07	\$16,100,000	7,360	\$2,188	20 x 50	20 x 102	5	2	Y
	East 80th Street	9/25/07	\$8,984,750	4,536	\$1,981	18 x 54	18 x 102	5	1	N
	East 94th Street	8/28/07	\$4,550,000	3,072	\$1,481	17 x 48	17 x 101	4	2	N
	East 95th Street	8/15/07	\$4,485,000	2,571	\$1,744	18 x 55	18 x 101	4	1	N
Between Lexington Ave. & Third Ave.	East 61st Street	8/21/07	\$14,995,000	6,030	\$2,487	21 x 57	21 x 100	5	1	Y
	East 64th Street	12/14/07	\$13,500,000	5,380	\$2,509	21 x 50	21 x 100	4	2	N
	East 71st Street	7/27/07	\$6,700,000	4,400	\$1,523	16 x 55	16 x 100	4	1	N
	East 92nd Street	9/19/07	\$6,300,000	6,775	\$930	25 x 95	25 x 101	4	2	N
	East 93rd Street	12/12/07	\$4,000,000	2,880	\$1,389	17 x 45	17 x 101	4	2	N
Between Third Ave. & Second Ave.	East 62nd Street	7/30/07	\$6,158,250	3,600	\$1,711	18 x 50	18 x 100	4	1	Y
	East 62nd Street	9/27/07	\$6,700,000	3,360	\$1,994	20 x 40	20 x 100	4	1	N
	East 76th Street	7/20/07	\$3,250,000	2,880	\$1,128	17 x 45	17 x 102	4	3	N
Between First Ave. & York Ave.	East 84th Street	9/6/07	\$4,700,000	2,304	\$2,040	17 x 48	17 x 102	3	2	N

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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
Btw. Central Park West & Columbus Ave.	West 88th Street	9/7/07	\$6,550,000	6,074	\$1,078	20 x 55	20 x 101	5	1	N
Between Columbus Ave. & Amsterdam Ave.	West 85th Street	7/17/07	\$8,000,000	4,032	\$1,984	18 x 50	18 x 98	4	1	N
	West 92nd Street	8/15/07	\$4,795,000	3,536	\$1,356	18 x 52	18 x 101	4	2	N
Between Amsterdam & West End Ave.	West 71st Street	7/6/07	\$5,650,000	4,708	\$1,200	20 x 54	20 x 100	4	1	N
	West 100th Street	10/9/07	\$4,750,000	3,000	\$1,583	25 x 30	25 x 101	4	1	N
Between Amsterdam & Broadway	West 113th Street	8/3/07	\$3,550,000	6,570	\$540	20 x 55	20 x 101	5	2	N
Between West End Ave. & Riverside Dr.	West 70th Street	10/25/07	\$5,100,000	4,307	\$1,184	15 x 54	15 x 100	4	1	N
	West 80th Street	11/20/07	\$4,650,500	3,596	\$1,293	16 x 50	16 x 102	5	1	N
Between 107th & 108th St.	Riverside Drive	12/17/07	\$15,750,000	9,083	\$1,734	26 x 70	41 x 100	6	1	Y

MIDTOWN

Generally 43rd Street to 58th Street

	Street/Avenue *	Date Sold	Price	SqFt **	Price PSF	Building Dimensions	Lot Dimensions	Floors**	Units**	Elevator
Between Eighth Ave. & Ninth Ave.	West 51st Street	7/12/07	\$3,100,000	3,727	\$832	20 x 52	20 x 100	4	1	N

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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	11/14/07	\$7,250,000	5,504	\$1,317	25 x 86	25 x 87	4	2	N
	West 16th Street	10/9/07	\$4,300,000	2,940	\$1,463	20 x 70	20 x 100	4	3	N
	West 24th Street	9/6/07	\$4,450,000	3,360	\$1,324	21 x 42	21 x 99	4	3	N
	West 24th Street	9/28/07	\$4,400,000	3,360	\$1,310	21 x 42	21 x 99	4	1	N
East Village	East 10th Street	8/14/07	\$4,320,000	3,225	\$1,340	14 x 60	14 x 95	4	1	N
	Stuyvesant Street	8/30/07	\$3,125,000	3,060	\$1,021	32 x 16	32 x 16	6	2	N
Gramercy Park	Rutherford Place	9/24/07	\$9,001,000	6,036	\$1,491	20 x 53	20 x 94	5	2	N
Greenwich Village	West 11th Street	8/17/07	\$7,000,000	4,536	\$1,543	22 x 42	22 x 95	4	3	N
	West 12th Street	9/21/07	\$12,850,000	6,725	\$1,911	25 x 52	25 x 106	5	3	N
	West 12th Street	8/2/07	\$8,000,000	3,200	\$2,500	19 x 40	19 x 103	4	2	N
Murray Hill/Kips Bay	East 35th Street	8/9/07	\$3,000,000	3,340	\$898	20 x 36	20 x 74	3	2	N
	Sniffen Court	9/18/07	\$4,100,000	1,482	\$2,767	20 x 39	20 x 41	2	1	N
West Village	Downing Street	7/23/07	\$3,500,000	1,908	\$1,834	19 x 30	19 x 70	4	3	N
	Downing Street	10/1/07	\$3,800,000	2,560	\$1,484	16 x 32	16 x 65	4	1	N
	Leroy Street	10/23/07	\$6,775,000	2,310	\$2,933	20 x 42	20 x 80	3	2	N
	West 12th Street	8/8/07	\$5,980,000	2,672	\$2,238	22 x 24	22 x 57	4	2	N
	West 4th Street	10/30/07	\$3,600,000	1,620	\$2,222	18 x 34	18 x 65	4	2	N
	West Houston St.	11/9/07	\$12,000,000	7,500	\$1,600	25 x 96	25 x 121	3	2	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	7/30/07	\$1,533,000	2,489	\$616	16 x 46	16 x 101	3	1	N
	East 101st Street	7/2/07	\$1,580,000	3,200	\$494	15 x 50	16 x 75	4	1	N
	East 110th Street	7/2/07	\$1,030,000	2,898	\$355	21 x 46	22 x 101	3	3	N
	East 117th Street	7/11/07	\$710,000	2,270	\$313	17 x 45	23 x 65	4	4	N
	East 118th Street	11/8/07	\$1,299,000	4,300	\$302	17 x 45	17 x 101	4	3	N
	East 127th Street	12/5/07	\$1,250,000	3,372	\$371	19 x 46	19 x 100	5	3	N
	Lexington Avenue	10/29/07	\$1,400,000	2,484	\$564	16 x 48	17 x 75	4	3	N
Hamilton Heights/ Sugar Hill	Hamilton Terrace	7/20/07	\$1,300,000	3,840	\$339	16 x 52	16 x 100	4	2	N
	Hamilton Terrace	8/23/07	\$2,000,000	4,100	\$488	19 x 50	19 x 100	4	2	N
	Sylvan Terrace	12/17/07	\$970,000	1,425	\$681	20 x 25	20 x 34	3	2	N
	Sylvan Terrace	12/27/07	\$990,000	1,425	\$695	20 x 25	20 x 34	3	2	N
	West 144th Street	8/8/07	\$1,500,000	3,650	\$411	16 x 63	16 x 80	5	3	N
	West 150th Street	7/5/07	\$810,000	1,424	\$569	17 x 35	17 x 100	4	2	N
	West 153rd Street	9/27/07	\$950,000	2,688	\$353	17 x 42	17 x 95	4	2	N
Harlem	Edgecombe Avenue	7/11/07	\$1,500,000	2,632	\$570	17 x 42	17 x 72	3	3	N
	Hamilton Place	9/21/07	\$1,101,000	2,372	\$464	16 x 45	16 x 55	4	2	N
	Manhattan Avenue	10/30/07	\$1,480,000	3,360	\$440	15 x 56	15 x 74	4	1	N
	Pleasant Avenue	7/25/07	\$1,300,000	3,164	\$411	18 x 68	18 x 75	4	4	N
	West 112th Street	8/28/07	\$2,065,000	2,805	\$736	17 x 55	17 x 101	4	3	N
	West 119th Street	7/19/07	\$1,500,000	2,700	\$556	17 x 52	17 x 101	4	3	N
	West 126th Street	10/18/07	\$1,812,500	3,800	\$477	19 x 58	19 x 100	4	1	N
	West 127th Street	12/5/07	\$1,250,000	3,372	\$371	19 x 46	19 x 100	5	3	N
	West 127th Street	12/12/07	\$2,170,000	2,418	\$897	19 x 53	19 x 100	4	4	N
	West 127th Street	12/20/07	\$1,707,500	3,332	\$512	17 x 58	17 x 100	4	2	N
	West 130th Street	9/12/07	\$1,875,000	3,654	\$513	20 x 55	20 x 100	4	4	N
	West 138th Street	8/29/07	\$1,500,000	2,727	\$550	18 x 52	18 x 100	4	2	N
	West 138th Street	11/14/07	\$995,000	3,536	\$281	18 x 52	18 x 100	4	1	N
	West 139th Street	9/21/07	\$868,567	2,886	\$301	17 x 62	17 x 100	4	4	N
	West 142nd Street	7/18/07	\$1,300,000	3,600	\$361	17 x 50	17 x 100	4	1	N
	West 142nd Street	12/20/07	\$950,000	2,640	\$360	15 x 48	15 x 100	4	2	N
	West 143rd Street	8/13/07	\$1,499,000	3,400	\$441	18 x 50	18 x 100	4	2	N
	West 147th Street	12/13/07	\$992,000	2,728	\$364	13 x 51	13 x 100	4	2	N
	West 148th Street	7/12/07	\$1,720,000	3,000	\$573	15 x 46	15 x 100	4	2	N
	West 149th Street	8/3/07	\$1,200,000	3,408	\$352	17 x 50	17 x 100	4	2	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	10/31/07	\$675,000	1,830	\$369	19 x 30	38 x 100	3	1	N
	Marble Hill Avenue	12/21/07	\$440,000	1,224	\$359	19 x 34	19 x 65	3	1	N
	Marble Hill Avenue	10/30/07	\$800,000	3,738	\$214	34 x 37	39 x 67	3	3	N
	Van Corlear Place	10/17/07	\$625,000	2,113	\$296	20 x 42	30 x 80	3	1	N
	Van Corlear Place	12/10/07	\$660,000	1,848	\$357	20 x 42	30 x 80	3	1	N
	West 217th Street	8/23/07	\$1,450,000	2,892	\$501	18 x 49	25 x 100	2	2	N
Washington Heights	West 158th Street	9/27/07	\$885,000	3,240	\$273	19 x 45	19 x 100	4	3	N
	West 162nd Street	9/5/07	\$935,000	3,952	\$237	20 x 52	20 x 112	4	2	N
	West 166th Street	9/5/07	\$974,480	3,087	\$316	22 x 45	25 x 99	2	2	N
	West 169th Street	8/31/07	\$960,000	5,106	\$188	25 x 45	25 x 82	4	3	N

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PARK AVENUE

445 Park Avenue
Hall F. Willkie, President
Ruth McCoy
Executive Vice President, Managing Director of Sales

UPPER EAST SIDE

1121 Madison Avenue
Peter Marra
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WEST SIDE

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Jim Gricar
Executive Vice President, Managing Director of Sales

DOWNTOWN

2 Fifth Avenue
43 North Moore at Hudson Street
Kevin Kovesci
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BROOKLYN HEIGHTS

129 Montague Street
Christopher Thomas
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PARK SLOPE

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NEW DEVELOPMENT

445 Park Avenue
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NEW YORK CITY

PALM BEACH

THE HAMPTONS

NORTH FORK