



# BROWN HARRIS STEVENS

Established 1873

Manhattan Townhouse Market Report

Second Half 2008

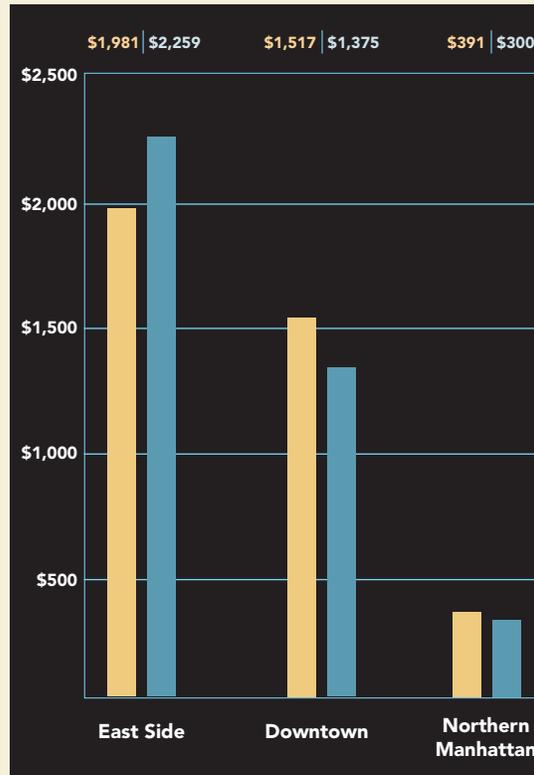
# MANHATTAN

## Median Sales Price

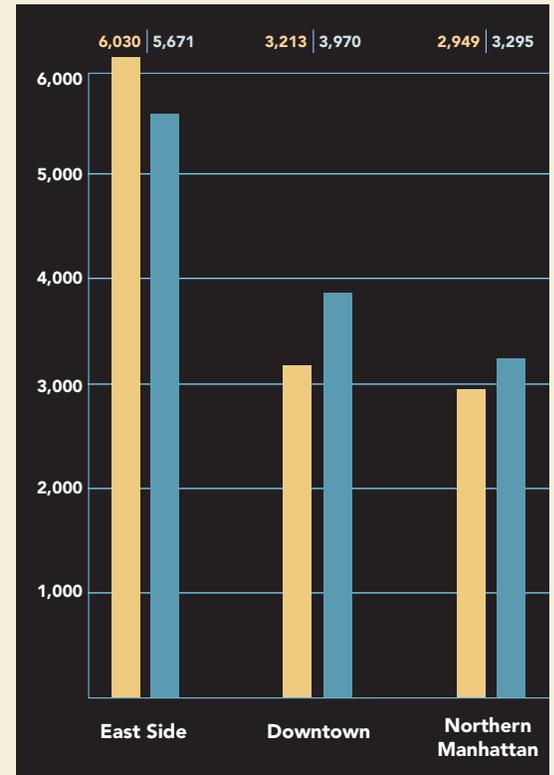
Several high priced closings helped bring the East Side median townhouse price up 20% over the past year to \$13,000,000. The median price per square foot of \$2,259 on the East Side during the second half was 14% higher than a year ago. A 24% increase in the median size of townhouses sold Downtown helped bring the median price up 24% from the second half of 2007 to \$5,500,000. In Northern Manhattan, the median townhouse price fell 23% over the past year to \$960,000.

	EAST SIDE	DOWNTOWN	NORTHERN MANHATTAN
2nd Half 07	\$10,800,000	\$4,425,000	\$1,250,000
2nd Half 08	\$13,000,000	\$5,500,000	\$960,000
% Change	20%	24%	-23%

Median Price per Square Foot



Median Square Footage



2nd Half 07 2nd Half 08

2nd Half 07 2nd Half 08

This report includes 1-4 family dwellings without commercial space or properties to be converted to a 1-4 family dwelling. 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. Contracts for townhouses included in this report were typically signed approximately three months before the closing date.

Cover Property: BrownHarrisStevens.com WEB# 272151

# 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 64th Street	7/1/08	\$42,500,000	12,424	\$3,421	29 x 80	29 x 100	6	1	Y
	East 93rd Street	7/8/08	\$9,500,000	5,930	\$1,602	19 x 70	19 x 101	5	1	N
Between Madison Ave. & Park Ave.	East 91st Street	11/5/08	\$16,500,000	4,070	\$4,054	19 x 50	19 x 101	4	1	Y
Between Park Ave. & Lexington Ave.	East 69th Street	9/25/08	\$28,500,000	12,118	\$2,352	40 x 74	40 x 100	4	3	Y
	East 71st Street	12/10/08	\$9,382,700	4,330	\$2,167	15 x 56	15 x 83	5	2	N
	East 73rd Street	7/1/08	\$32,500,000	9,574	\$3,395	22 x 88	22 x 102	5	1	Y
	East 91st Street	11/24/08	\$5,600,000	3,350	\$1,672	15 x 55	15 x 101	3	1	N
Between Lexington Ave. & Third Ave.	East 70th Street	9/3/08	\$9,500,000	5,411	\$1,756	17 x 60	17 x 100	5	2	N
Between Third Ave. & Second Ave.	East 68th Street	11/19/08	\$4,850,000	3,456	\$1,403	18 x 48	18 x 100	4	1	N
Between York Ave. & East End Ave.	East 89th Street	9/25/08	\$3,450,000	2,430	\$1,420	19 x 48	19 x 70	3	1	N
Between 64th & 65th St.	Lexington Avenue	9/16/08	\$23,000,000	7,073	\$3,252	34 x 52	34 x 80	4	1	Y
	Park Avenue	7/23/08	\$31,789,500	9,400	\$3,382	100 x 21	100 x 21	5	1	Y

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
Btw. Central Park West & Columbus Ave.	West 95th Street	8/15/08	\$5,300,000	3,400	\$1,559	18 x 50	18 x 101	4	2	N
Between Columbus Ave. & Amsterdam Ave.	West 88th Street	8/7/08	\$4,200,000	3,984	\$1,054	18 x 55	18 x 101	4	3	N
Between Amsterdam Ave. & Broadway	West 78th Street	10/10/08	\$4,800,000	4,568	\$1,051	19 x 55	19 x 102	4	3	N
Between West End Ave. & Riverside Dr.	West 84th Street	7/10/08	\$6,250,000	4,939	\$1,265	16 x 64	16 x 102	5	2	N

# MIDTOWN

Generally 34th Street to 58th Street

	Street/Avenue*	Date Sold	Price	SqFt**	Price PSF	Building Dimensions	Lot Dimensions	Floors**	Units**	Elevator
Between Park Ave. & Lexington Ave.	East 35th Street	10/14/08	\$4,160,000	3,920	\$1,061	14 x 86	14 x 99	5	2	N
Between Third Ave. & Second Ave.	East 48th Street	7/21/08	\$6,250,000	3,840	\$1,628	20 x 48	20 x 100	4	1	Y
Between Second Ave. & First Ave.	East 52nd Street	10/3/08	\$3,600,000	3,952	\$911	19 x 52	19 x 100	4	4	N
	East 53rd Street	10/28/08	\$13,350,000	9,345	\$1,429	23 x 70	23 x 100	6	3	Y
Between 58th & 59th St.	Riverview Terrace	8/28/08	\$8,750,000	1,989	\$4,399	17 x 76	17 x 76	3	2	N
	Sutton Square	9/23/08	\$32,500,000	8,779	\$3,702	17 x 65	17 x 75	3	1	Y
Between 50th & 51st St.	Beekman Place	8/22/08	\$17,500,000	5,700	\$3,070	20 x 58	20 x 100	5	1	Y

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## DOWNTOWN

*South of 34th Street*

	Street/Avenue*	Date Sold	Price	SqFt**	Price PSF	Building Dimensions	Lot Dimensions	Floors**	Units**	Elevator
Chelsea	West 21st Street	9/19/08	\$4,388,888	3,970	\$1,106	20 x 40	20 x 97	4	2	N
	West 21st Street	7/17/08	\$5,000,000	4,215	\$1,186	22 x 42	22 x 104	4	3	N
	West 24th Street	10/17/08	\$4,280,000	3,760	\$1,138	21 x 42	21 x 99	4	3	N
East Village	East 7th Street	8/26/08	\$3,350,000	3,084	\$1,086	24 x 44	24 x 98	4	1	N
	East 7th Street	9/18/08	\$3,200,000	5,516	\$580	25 x 43	25 x 91	4	3	N
Gramercy Park	East 19th Street	8/4/08	\$13,200,000	4,876	\$2,707	23 x 53	23 x 75	5	2	N
Greenwich Village	Macdougall Street	8/21/08	\$6,800,000	3,360	\$2,024	20 x 42	20 x 100	4	2	N
	West 9th Street	8/7/08	\$12,672,000	5,751	\$2,203	28 x 86	28 x 92	4	4	N
Soho	Vandam Street	7/15/08	\$6,000,000	3,000	\$2,000	20 x 40	20 x 100	3	2	N
Tribeca	Greenwich Street	10/15/08	\$5,500,000	7,040	\$781	24 x 61	24 x 61	5	4	Y
	Harrison Street	8/5/08	\$4,750,000	3,080	\$1,542	20 x 44	20 x 74	2	1	N
West Village	Bank Street	10/16/08	\$7,000,000	4,149	\$1,687	22 x 56	22 x 99	4	3	N
	Jane Street	9/2/08	\$7,312,500	2,500	\$2,925	25 x 35	25 x 88	3	1	N
	Washington Street	11/19/08	\$4,400,000	3,200	\$1,375	20 x 40	20 x 61	3	2	N
	West 4th Street	10/16/08	\$8,300,000	6,688	\$1,241	22 x 77	22 x 77	4	2	N
	West 4th Street	3/13/08	\$4,600,000	1,620	\$2,840	18 x 34	18 x 65	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
East Harlem	East 118th Street	8/26/08	\$1,100,000	1,835	\$599	20 x 39	20 x 101	3	3	N
Hamilton Heights/ Sugar Hill	Convent Avenue	7/30/08	\$2,325,000	4,520	\$514	20 x 52	20 x 75	4	1	N
Harlem	Fifth Avenue	12/30/08	\$780,000	3,295	\$237	19 x 46	19 x 110	4	4	N
	Manhattan Avenue	7/18/08	\$970,563	2,832	\$343	16 x 57	16 x 90	3	2	N
	West 120th Street	7/1/08	\$2,500,000	3,762	\$665	20 x 72	20 x 101	3	2	N
	West 131st Street	8/21/08	\$750,000	2,499	\$300	17 x 48	17 x 100	4	3	N
	West 139th Street	7/30/08	\$1,910,000	3,680	\$519	17 x 50	17 x 100	4	2	N
	West 139th Street	7/28/08	\$2,250,000	3,030	\$743	17 x 62	17 x 100	4	1	N
	West 142nd Street	7/25/08	\$700,000	2,872	\$244	15 x 54	15 x 100	4	2	N
	West 142nd Street	12/30/08	\$960,000	3,740	\$257	15 x 64	15 x 100	4	2	N
	West 147th Street	8/26/08	\$900,000	3,328	\$270	17 x 52	17 x 100	4	2	N
West 147th Street	11/18/08	\$650,000	3,500	\$186	17 x 48	17 x 100	3	1	N	
Washington Heights	West 173rd Street	8/26/08	\$795,000	2,960	\$269	19 x 40	19 x 100	4	3	N

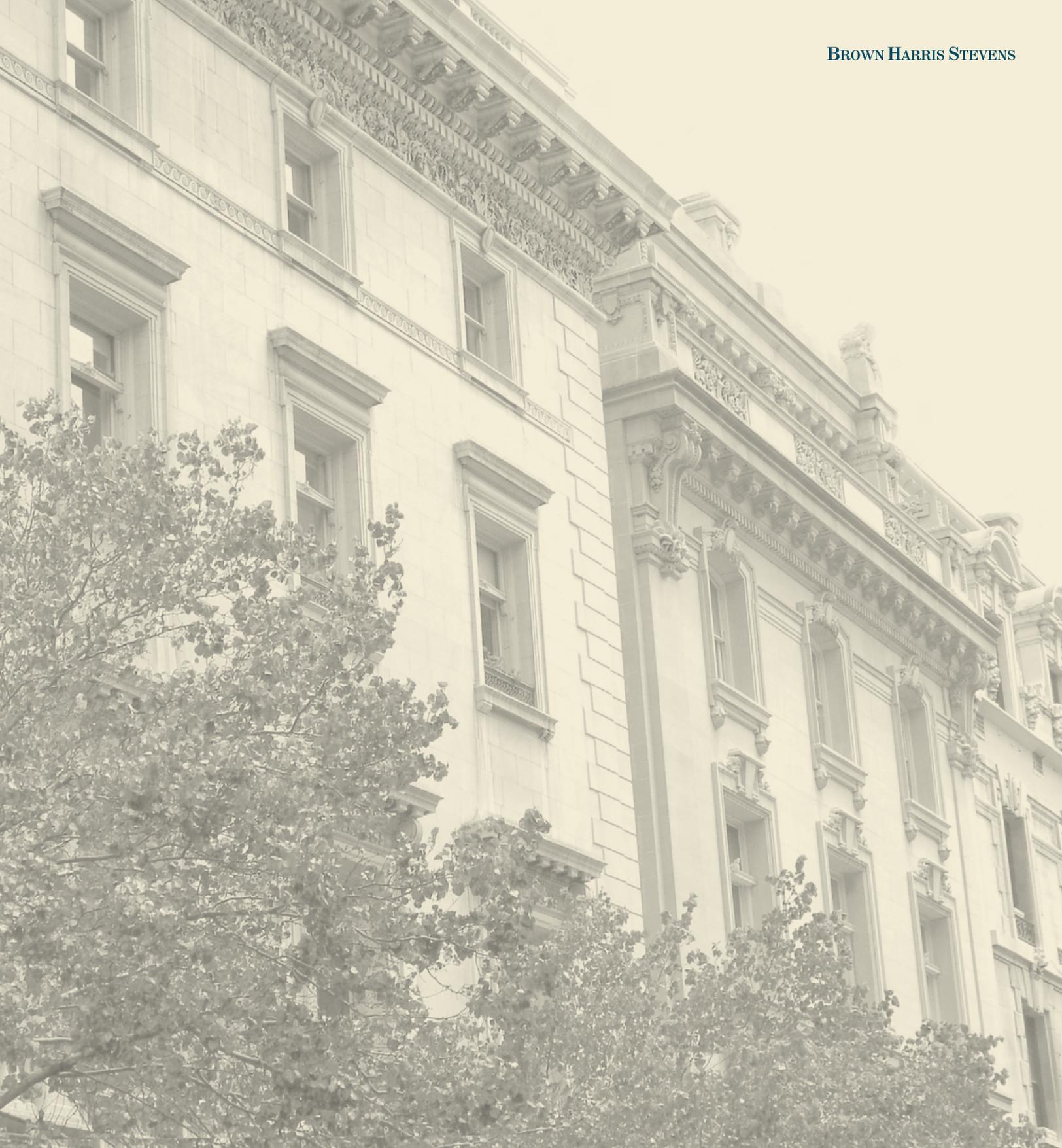
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**PARK AVENUE**

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

**UPPER EAST SIDE**

1121 Madison Avenue  
Peter Marra  
Executive Vice President, Managing Director of Sales

**WEST SIDE**

1926 Broadway  
Jim Gricar  
Executive Vice President, Managing Director of Sales

**DOWNTOWN**

2 Fifth Avenue  
43 North Moore at Hudson Street  
Kevin Kovesci  
Executive Vice President, Managing Director of Sales

**BROOKLYN HEIGHTS**

129 Montague Street  
Christopher Thomas  
Executive Vice President, Managing Director of Sales

**PARK SLOPE**

100 Seventh Avenue  
MaryAnn Albano  
Executive Vice President, Managing Director of Sales

**NEW DEVELOPMENT**

445 Park Avenue  
Shlomi Reuveni  
Executive Vice President, Senior Managing Director  
Brown Harris Stevens SELECT New Development Marketing

**NEW YORK CITY**

**PALM BEACH**

**THE HAMPTONS**

**THE NORTH FORK**