Over the past year, the median price for a townhouse in the Downtown market rose 23%, followed by a 15% increase in Northern Manhattan. On the East Side the median price of $5,400,500 was 4% higher than the first half of 2004, despite an 8% decline in the median square footage for townhouses sold. On a per square foot basis the median price is up 30% on the East Side over the past year. In the West Side market the median square footage fell 9% during this time, while the median price per square foot rose slightly to $919.

### Median Sales Price

<table>
<thead>
<tr>
<th></th>
<th>EAST SIDE</th>
<th>WEST SIDE</th>
<th>DOWNTOWN</th>
<th>NORTHERN MANHATTAN</th>
</tr>
</thead>
<tbody>
<tr>
<td>1st Half 04</td>
<td>$5,175,000</td>
<td>$4,000,000</td>
<td>$2,770,000</td>
<td>$675,500</td>
</tr>
<tr>
<td>1st Half 05</td>
<td>$5,400,500</td>
<td>$4,000,000</td>
<td>$3,400,000</td>
<td>$775,000</td>
</tr>
<tr>
<td>% Change</td>
<td>4%</td>
<td>0%</td>
<td>23%</td>
<td>15%</td>
</tr>
</tbody>
</table>

### Median Price per Square Foot

<table>
<thead>
<tr>
<th></th>
<th>1st Half 04</th>
<th>1st Half 05</th>
</tr>
</thead>
<tbody>
<tr>
<td>East Side</td>
<td>$1,011</td>
<td>$1,133</td>
</tr>
<tr>
<td>West Side</td>
<td>$913</td>
<td>$913</td>
</tr>
<tr>
<td>Downtown</td>
<td>$980</td>
<td>$1,133</td>
</tr>
<tr>
<td>Northern Manhattan</td>
<td>$221</td>
<td>$264</td>
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</table>

### Median Square Footage

<table>
<thead>
<tr>
<th></th>
<th>1st Half 04</th>
<th>1st Half 05</th>
</tr>
</thead>
<tbody>
<tr>
<td>East Side</td>
<td>4,550</td>
<td>4,208</td>
</tr>
<tr>
<td>West Side</td>
<td>4,408</td>
<td>4,032</td>
</tr>
<tr>
<td>Downtown</td>
<td>3,511</td>
<td>3,486</td>
</tr>
<tr>
<td>Northern Manhattan</td>
<td>3,184</td>
<td>3,090</td>
</tr>
</tbody>
</table>

This report includes only 1-4 family dwellings. 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*

<table>
<thead>
<tr>
<th>Street/Avenue*</th>
<th>Date Sold</th>
<th>Price</th>
<th>SqFt**</th>
<th>Price PSF</th>
<th>Building Dimensions</th>
<th>Lot Dimensions</th>
<th>Floors</th>
<th>Units</th>
<th>Elevator</th>
</tr>
</thead>
<tbody>
<tr>
<td>Between Fifth Ave</td>
<td>East 63rd</td>
<td>07-Apr-05</td>
<td>$8,600,000</td>
<td>6,300</td>
<td>$1,365</td>
<td>25 x 72</td>
<td>25 x 100</td>
<td>5</td>
<td>2</td>
</tr>
<tr>
<td>&amp; Madison Ave</td>
<td>East 73rd</td>
<td>27-Jan-05</td>
<td>$14,500,000</td>
<td>8,812</td>
<td>$1,645</td>
<td>23 x 55</td>
<td>23 x 102</td>
<td>5</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>East 93rd</td>
<td>19-Apr-05</td>
<td>$9,000,000</td>
<td>6,254</td>
<td>$1,439</td>
<td>22 x 55</td>
<td>22 x 101</td>
<td>5</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>East 94th</td>
<td>05-Apr-05</td>
<td>$9,500,000</td>
<td>7,951</td>
<td>$1,195</td>
<td>25 x 60</td>
<td>25 x 101</td>
<td>5</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td>East 94th</td>
<td>29-Jun-05</td>
<td>$10,800,000</td>
<td>6,420</td>
<td>$1,682</td>
<td>20 x 60</td>
<td>20 x 101</td>
<td>5</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td>East 94th</td>
<td>11-Jan-05</td>
<td>$8,800,000</td>
<td>6,725</td>
<td>$1,309</td>
<td>19 x 82</td>
<td>19 x 101</td>
<td>5</td>
<td>1</td>
</tr>
</tbody>
</table>

| Between Madison Ave     | East 65th  | 05-Jan-05 | $12,000,000 | 5,935    | $2,022             | 17 x 55        | 17 x 100 | 5     | 1        | Y        |

| Between Park Ave        | East 70th  | 04-Mar-05 | $6,350,000  | 5,608    | $1,132             | 19 x 56        | 19 x 100 | 4     | 1        | Y        |
| & Lexington Ave         | East 92nd  | 05-Jan-05 | $10,000,000 | 6,712    | $1,490             | 30 x 55        | 30 x 101 | 4     | 1        | Y        |
|                         | East 95th  | 02-Jun-05 | $5,700,000  | 3,760    | $1,516             | 18 x 50        | 18 x 100 | 3     | 2        | N        |

| Between Lexington Ave   | East 64th  | 06-May-05 | $8,972,512  | 6,850    | $1,310             | 20 x 78        | 20 x 100 | 5     | 1        | Y        |
| & Third Ave             | East 73rd  | 15-Feb-05 | $6,200,000  | 4,475    | $1,385             | 25 x 87        | 25 x 102 | 3     | 1        | N        |
|                         | East 78th  | 31-Jan-05 | $5,400,500  | 3,456    | $1,563             | 19 x 45        | 19 x 102 | 4     | 1        | N        |
|                         | East 83rd  | 13-Jun-05 | $5,000,000  | 4,547    | $1,100             | 18 x 48        | 18 x 122 | 4     | 3        | N        |
|                         | East 92nd  | 06-Jan-05 | $2,390,265  | 2,800    | $854               | 21 x 32        | 24 x 101 | 3     | 1        | N        |
|                         | East 93rd  | 18-Jan-05 | $2,950,000  | 2,800    | $1,024             | 17 x 45        | 17 x 101 | 4     | 2        | N        |

| Between Third Ave       | East 61st  | 16-Mar-05 | $3,400,000  | 4,208    | $808               | 17 x 56        | 17 x 100 | 4     | 2        | N        |
| & Second Ave            | East 71st  | 27-Apr-05 | $4,450,000  | 3,000    | $1,483             | 15 x 52        | 15 x 102 | 4     | 1        | N        |
|                         | East 72nd  | 27-May-05 | $4,600,000  | 3,535    | $1,301             | 18 x 52        | 18 x 102 | 4     | 2        | N        |
|                         | East 83rd  | 18-Jan-05 | $2,850,000  | 2,560    | $1,113             | 17 x 44        | 17 x 102 | 4     | 2        | N        |

| Between Second Ave      | East 84th  | 10-Mar-05 | $3,800,000  | 3,200    | $1,188             | 20 x 42        | 20 x 102 | 4     | 1        | N        |

| Between York Ave        | East 87th  | 15-Jun-05 | $3,925,000  | 3,024    | $1,298             | 18 x 44        | 18 x 101 | 4     | 2        | N        |
| & East End Ave          | East 89th  | 18-May-05 | $5,000,000  | 2,430    | $2,058             | 19 x 46        | 19 x 101 | 3     | 2        | N        |

| Between 86th &          | East End   | 31-May-05 | $3,300,000  | 2,520    | $1,310             | 18 x 35        | 18 x 46  | 4     | 2        | N        |
| 87th Street             | Lexington  | 10-Feb-05 | $3,850,000  | 3,072    | $1,253             | 17 x 48        | 17 x 61  | 4     | 1        | N        |

* Includes only 1-4 family dwellings.

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

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

No adjustments are made for the condition of the buildings.

First Half 2005 3
### West Side
*Generally 59th to 110th Street, Hudson River to West of Fifth Avenue*

<table>
<thead>
<tr>
<th>Street/Avenue*</th>
<th>Date Sold</th>
<th>Price</th>
<th>SqFt**</th>
<th>Price PSF</th>
<th>Building Dimensions</th>
<th>Lot Dimensions</th>
<th>Floors</th>
<th>Units</th>
<th>Elevator</th>
</tr>
</thead>
<tbody>
<tr>
<td>Between Columbus Ave &amp; Amsterdam Ave</td>
<td>West 95th St.</td>
<td>20-May-05</td>
<td>$1,500,000</td>
<td>2,660</td>
<td>$564</td>
<td>17 x 50</td>
<td>17 x 101</td>
<td>4</td>
<td>3</td>
</tr>
<tr>
<td></td>
<td>West 95th St.</td>
<td>21-Jan-05</td>
<td>$2,775,000</td>
<td>3,372</td>
<td>$823</td>
<td>16 x 50</td>
<td>16 x 101</td>
<td>4</td>
<td>4</td>
</tr>
<tr>
<td></td>
<td>West 88th St.</td>
<td>17-Jun-05</td>
<td>$4,000,000</td>
<td>3,400</td>
<td>$1,176</td>
<td>17 x 52</td>
<td>17 x 101</td>
<td>4</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td>West 85th St.</td>
<td>04-May-05</td>
<td>$4,150,000</td>
<td>4,032</td>
<td>$1,029</td>
<td>18 x 50</td>
<td>18 x 98</td>
<td>4</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td>West 71st St.</td>
<td>04-Jan-05</td>
<td>$6,800,000</td>
<td>5,709</td>
<td>$1,191</td>
<td>19 x 56</td>
<td>19 x 102</td>
<td>5</td>
<td>2</td>
</tr>
<tr>
<td>Between Amsterdam Ave &amp; Broadway</td>
<td>West 78th St.</td>
<td>29-Apr-05</td>
<td>$3,800,000</td>
<td>4,660</td>
<td>$815</td>
<td>20 x 55</td>
<td>20 x 102</td>
<td>4</td>
<td>3</td>
</tr>
<tr>
<td>Between Broadway &amp; West End Ave</td>
<td>West 101st St.</td>
<td>22-Jun-05</td>
<td>$3,250,000</td>
<td>3,536</td>
<td>$919</td>
<td>17 x 50</td>
<td>17 x 101</td>
<td>4</td>
<td>3</td>
</tr>
<tr>
<td>Between West End Ave &amp; Riverside Dr.</td>
<td>West 84th St.</td>
<td>09-Jun-05</td>
<td>$4,000,000</td>
<td>4,500</td>
<td>$905</td>
<td>16 x 56</td>
<td>16 x 102</td>
<td>5</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td>West 78th St.</td>
<td>28-Feb-05</td>
<td>$6,100,000</td>
<td>4,418</td>
<td>$1,356</td>
<td>16 x 58</td>
<td>16 x 102</td>
<td>5</td>
<td>2</td>
</tr>
</tbody>
</table>

### Midtown
*Generally 43rd Street to 58th Street*

<table>
<thead>
<tr>
<th>Street/Avenue*</th>
<th>Date Sold</th>
<th>Price</th>
<th>SqFt**</th>
<th>Price PSF</th>
<th>Building Dimensions</th>
<th>Lot Dimensions</th>
<th>Floors</th>
<th>Units</th>
<th>Elevator</th>
</tr>
</thead>
<tbody>
<tr>
<td>Between Third Ave &amp; Second Ave</td>
<td>East 49th St.</td>
<td>20-Jan-05</td>
<td>$2,600,000</td>
<td>2,575</td>
<td>$1,010</td>
<td>20 x 44</td>
<td>20 x 74</td>
<td>3</td>
<td>1</td>
</tr>
<tr>
<td>Between First Ave &amp; Sutton Place</td>
<td>East 58th St.</td>
<td>21-Jun-05</td>
<td>$2,925,000</td>
<td>3,200</td>
<td>$914</td>
<td>17 x 50</td>
<td>17 x 100</td>
<td>4</td>
<td>3</td>
</tr>
<tr>
<td>Between 57th &amp; 58th Street</td>
<td>Sutton Square</td>
<td>07-Apr-05</td>
<td>$10,960,000</td>
<td>3,825</td>
<td>$2,865</td>
<td>17 x 52</td>
<td>17 x 52</td>
<td>4</td>
<td>1</td>
</tr>
</tbody>
</table>

* Includes only 1-4 family dwellings.

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** Estimated. All measurements including the number of floors and units are taken from tax roll data or broker reported. While we believe this information to be true, no guaranty is made of its accuracy. No adjustments are made for the condition of the buildings.

4 First Half 2005
## Downtown

*South of 43rd Street*

<table>
<thead>
<tr>
<th>Street/Avenue*</th>
<th>Date Sold</th>
<th>Price</th>
<th>SqFt**</th>
<th>Price PSF</th>
<th>Building Dimensions</th>
<th>Lot Dimensions</th>
<th>Floors</th>
<th>Units</th>
<th>Elevator</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Chelsea</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>West 20th St.</td>
<td>16-May-05</td>
<td>$2,800,000</td>
<td>2,112</td>
<td>$1,326</td>
<td>16 x 44</td>
<td>16 x 84</td>
<td>4</td>
<td>3</td>
<td>N</td>
</tr>
<tr>
<td>West 21st St.</td>
<td>04-Apr-05</td>
<td>$3,000,000</td>
<td>3,486</td>
<td>$861</td>
<td>21 x 40</td>
<td>21 x 99</td>
<td>3</td>
<td>3</td>
<td>N</td>
</tr>
<tr>
<td>West 22nd St.</td>
<td>09-Feb-05</td>
<td>$3,800,000</td>
<td>2,448</td>
<td>$1,552</td>
<td>16 x 60</td>
<td>16 x 79</td>
<td>3</td>
<td>2</td>
<td>N</td>
</tr>
<tr>
<td>West 22nd St.</td>
<td>20-May-05</td>
<td>$5,000,000</td>
<td>4,950</td>
<td>$1,010</td>
<td>22 x 45</td>
<td>22 x 99</td>
<td>4</td>
<td>4</td>
<td>N</td>
</tr>
<tr>
<td><strong>East Village</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Avenue B</td>
<td>05-Jan-05</td>
<td>$3,250,000</td>
<td>7,424</td>
<td>$438</td>
<td>20 x 93</td>
<td>20 x 93</td>
<td>4</td>
<td>4</td>
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</tr>
<tr>
<td>East 10th St.</td>
<td>12-May-05</td>
<td>$3,320,000</td>
<td>3,780</td>
<td>$878</td>
<td>18 x 35</td>
<td>18 x 51</td>
<td>6</td>
<td>2</td>
<td>N</td>
</tr>
<tr>
<td>East 11th St.</td>
<td>07-Jun-05</td>
<td>$3,400,000</td>
<td>3,300</td>
<td>$1,030</td>
<td>13 x 55</td>
<td>13 x 100</td>
<td>5</td>
<td>1</td>
<td>N</td>
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<tr>
<td><strong>Gramercy Park</strong></td>
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<td></td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>East 18th St.</td>
<td>19-Jan-05</td>
<td>$6,900,000</td>
<td>4,752</td>
<td>$1,452</td>
<td>22 x 57</td>
<td>22 x 92</td>
<td>4</td>
<td>1</td>
<td>Y</td>
</tr>
<tr>
<td>East 18th St.</td>
<td>18-Jan-05</td>
<td>$2,100,000</td>
<td>2,800</td>
<td>$750</td>
<td>14 x 56</td>
<td>14 x 78</td>
<td>4</td>
<td>2</td>
<td>N</td>
</tr>
<tr>
<td>East 19th St.</td>
<td>26-Apr-05</td>
<td>$5,032,500</td>
<td>4,160</td>
<td>$1,210</td>
<td>20 x 45</td>
<td>20 x 75</td>
<td>4</td>
<td>1</td>
<td>N</td>
</tr>
<tr>
<td>Lexington Ave.</td>
<td>21-Jun-05</td>
<td>$3,050,000</td>
<td>3,840</td>
<td>$794</td>
<td>16 x 60</td>
<td>16 x 85</td>
<td>4</td>
<td>2</td>
<td>N</td>
</tr>
<tr>
<td><strong>Greenwich Village</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minetta St.</td>
<td>02-Feb-05</td>
<td>$3,300,000</td>
<td>2,380</td>
<td>$1,387</td>
<td>17 x 40</td>
<td>17 x 59</td>
<td>4</td>
<td>2</td>
<td>N</td>
</tr>
<tr>
<td><strong>Murray Hill/Kips Bay</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>East 35th St.</td>
<td>24-Jun-05</td>
<td>$3,400,000</td>
<td>4,394</td>
<td>$774</td>
<td>25 x 43</td>
<td>25 x 99</td>
<td>5</td>
<td>4</td>
<td>N</td>
</tr>
<tr>
<td>East 35th St.</td>
<td>28-Jan-05</td>
<td>$1,525,000</td>
<td>3,350</td>
<td>$455</td>
<td>17 x 50</td>
<td>17 x 99</td>
<td>4</td>
<td>4</td>
<td>N</td>
</tr>
<tr>
<td>East 36th St.</td>
<td>15-Mar-05</td>
<td>$3,500,000</td>
<td>4,128</td>
<td>$848</td>
<td>16 x 60</td>
<td>16 x 99</td>
<td>5</td>
<td>1</td>
<td>N</td>
</tr>
<tr>
<td>East 38th St.</td>
<td>14-Feb-05</td>
<td>$2,350,500</td>
<td>2,170</td>
<td>$1,083</td>
<td>20 x 25</td>
<td>20 x 25</td>
<td>5</td>
<td>1</td>
<td>N</td>
</tr>
<tr>
<td><strong>Soho</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Charlton St.</td>
<td>23-Jun-05</td>
<td>$3,200,000</td>
<td>3,470</td>
<td>$922</td>
<td>19 x 35</td>
<td>19 x 100</td>
<td>4</td>
<td>4</td>
<td>N</td>
</tr>
<tr>
<td>King St.</td>
<td>11-Feb-05</td>
<td>$3,600,000</td>
<td>3,636</td>
<td>$990</td>
<td>21 x 40</td>
<td>21 x 101</td>
<td>4</td>
<td>3</td>
<td>N</td>
</tr>
<tr>
<td>West Houston St.</td>
<td>09-Mar-05</td>
<td>$3,259,999</td>
<td>2,660</td>
<td>$1,226</td>
<td>19 x 35</td>
<td>19 x 65</td>
<td>4</td>
<td>2</td>
<td>N</td>
</tr>
<tr>
<td><strong>West Village</strong></td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bank St.</td>
<td>16-May-05</td>
<td>$5,180,412</td>
<td>3,870</td>
<td>$1,339</td>
<td>20 x 52</td>
<td>20 x 93</td>
<td>4</td>
<td>3</td>
<td>N</td>
</tr>
<tr>
<td>Barrow St.</td>
<td>15-Jun-05</td>
<td>$5,800,000</td>
<td>3,895</td>
<td>$1,489</td>
<td>22 x 42</td>
<td>22 x 97</td>
<td>4</td>
<td>3</td>
<td>N</td>
</tr>
<tr>
<td>Barrow St.</td>
<td>22-Jun-05</td>
<td>$2,900,000</td>
<td>2,652</td>
<td>$1,094</td>
<td>21 x 35</td>
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<td>Barrow St.</td>
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<td>18 x 36</td>
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<td>Bedford St.</td>
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<td>18 x 35</td>
<td>18 x 45</td>
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<td>Cornelia St.</td>
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<td>$5,650,000</td>
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<td>$1,542</td>
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<td>21 x 98</td>
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<td>Greenwich St.</td>
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<td>$2,100,000</td>
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<td>$1,250</td>
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<tr>
<td>Greenwich St.</td>
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<td>$4,250,000</td>
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<td>25 x 90</td>
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<tr>
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<td>$6,750,000</td>
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<td>$2,411</td>
<td>21 x 35</td>
<td>21 x 53</td>
<td>4</td>
<td>2</td>
<td>N</td>
</tr>
</tbody>
</table>

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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   | 27-May-05 | $955,000 | 2,920 | $341 | 17 x 45 | 17 x 101 | 4 | 3 | N |
|               | 04-Mar-05 | $927,000 | 3,880 | $239 | 18 x 55 | 18 x 101 | 4 | 4 | N |
|               | 30-Mar-05 | $775,000 | 3,312 | $234 | 18 x 46 | 18 x 100 | 4 | 3 | N |
|               | 04-Mar-05 | $911,500 | 2,412 | $378 | 18 x 46 | 18 x 101 | 4 | 4 | N |
|               | 11-Feb-05 | $1,100,000 | 3,932 | $280 | 18 x 62 | 18 x 101 | 4 | 4 | N |
|               | 04-May-05 | $399,999 | 3,000 | $133 | 17 x 60 | 17 x 101 | 4 | 4 | N |
|               | 01-Feb-05 | $747,000 | 3,400 | $220 | 17 x 50 | 17 x 101 | 4 | 3 | N |
| Hamilton Heights/Sugar Hill | 07-Apr-05 | $482,000 | 1,500 | $321 | 21 x 25 | 21 x 35 | 3 | 2 | N |
| Sylvan Terrace | 05-Jan-05 | $610,000 | 1,425 | $428 | 20 x 25 | 20 x 35 | 3 | 2 | N |
| West 162nd St. | 28-Mar-05 | $1,650,000 | 3,972 | $415 | 20 x 52 | 20 x 98 | 4 | 2 | N |
| Harlem       | 28-Jun-05 | $750,000 | 3,328 | $225 | 16 x 52 | 16 x 78 | 4 | 2 | N |
| Seventh Avenue | 09-Jun-05 | $725,000 | 2,400 | $302 | 12 x 45 | 12 x 75 | 3 | 2 | N |
| West 117th St. | 19-May-05 | $980,000 | 4,650 | $211 | 25 x 101 | 25 x 101 | 4 | 2 | N |
| West 117th St. | 01-Jun-05 | $675,000 | 3,000 | $225 | 17 x 50 | 17 x 101 | 4 | 2 | N |
| West 119th St. | 28-Apr-05 | $900,000 | 2,202 | $409 | 15 x 48 | 15 x 101 | 4 | 4 | N |
| West 120th St. | 12-Apr-05 | $325,000 | 3,669 | $89 | 19 x 73 | 19 x 101 | 4 | 4 | N |
| West 120th St. | 17-May-05 | $775,000 | 4,832 | $160 | 20 x 55 | 20 x 101 | 4 | 3 | N |
| West 126th St. | 27-Jun-05 | $1,290,000 | 2,751 | $469 | 17 x 55 | 17 x 100 | 4 | 3 | N |
| West 127th St. | 13-Jan-05 | $760,000 | 2,499 | $304 | 17 x 57 | 17 x 100 | 4 | 4 | N |
| West 127th St. | 25-May-05 | $200,000 | 2,343 | $85 | 16 x 50 | 16 x 100 | 4 | 4 | N |
| West 128th St. | 26-Apr-05 | $850,000 | 2,795 | $304 | 18 x 50 | 18 x 100 | 4 | 4 | N |
| West 128th St. | 07-Apr-05 | $995,000 | 5,000 | $199 | 25 x 50 | 25 x 100 | 4 | 3 | N |
| West 129th St. | 04-Mar-05 | $419,990 | 3,200 | $131 | 17 x 50 | 17 x 100 | 4 | 1 | N |
| West 132nd St. | 04-Apr-05 | $310,000 | 2,208 | $140 | 16 x 45 | 16 x 100 | 4 | 4 | N |
| West 136th St. | 12-Jan-05 | $775,000 | 2,625 | $295 | 18 x 50 | 18 x 100 | 4 | 4 | N |
| West 137th St. | 31-Jan-05 | $1,075,000 | 3,000 | $358 | 15 x 50 | 15 x 100 | 4 | 2 | N |
| West 138th St. | 18-May-05 | $2,600,000 | 4,065 | $640 | 23 x 58 | 23 x 100 | 4 | 2 | N |
| West 139th St. | 12-May-05 | $650,000 | 2,715 | $239 | 17 x 52 | 17 x 100 | 4 | 4 | N |
| West 139th St. | 10-Mar-05 | $850,000 | 3,660 | $232 | 17 x 50 | 17 x 100 | 4 | 2 | N |
| West 141st St. | 21-Jan-05 | $640,000 | 2,238 | $286 | 13 x 57 | 13 x 100 | 4 | 4 | N |
| West 142nd St. | 13-Jun-05 | $750,000 | 2,640 | $284 | 15 x 48 | 15 x 100 | 4 | 2 | N |
| West 142nd St. | 22-Mar-05 | $869,000 | 2,640 | $329 | 15 x 48 | 15 x 100 | 4 | 2 | N |
| West 143rd St. | 09-Jun-05 | $946,000 | 3,200 | $296 | 16 x 50 | 16 x 100 | 4 | 1 | N |
| West 146th St. | 12-Jan-05 | $463,670 | 3,800 | $122 | 20 x 50 | 20 x 100 | 4 | 3 | N |
| West 147th St. | 22-Mar-05 | $740,000 | 2,460 | $301 | 13 x 51 | 13 x 100 | 4 | 2 | N |
| West 150th St. | 07-Mar-05 | $899,000 | 3,180 | $283 | 15 x 55 | 15 x 100 | 4 | 4 | N |
| West 152nd St. | 14-Feb-05 | $825,000 | 3,180 | $259 | 15 x 52 | 15 x 100 | 4 | 2 | N |
| West 153rd St. | 29-Apr-05 | $728,723 | 3,360 | $217 | 20 x 45 | 20 x 100 | 4 | 3 | N |

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*Continued on next page*
## Northern Manhattan

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

<table>
<thead>
<tr>
<th>Street/Avenue*</th>
<th>Date Sold</th>
<th>Price</th>
<th>SqFt**</th>
<th>Price PSF</th>
<th>Building Dimensions</th>
<th>Lot Dimensions</th>
<th>Floors</th>
<th>Units</th>
<th>Elevator</th>
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</thead>
<tbody>
<tr>
<td>Inwood</td>
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<tr>
<td>Adrian Avenue</td>
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<td>37 x 90</td>
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<td>Mount Morris Park</td>
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<tr>
<td>West 122nd St.</td>
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<td>Washington Heights</td>
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<tr>
<td>Audubon Avenue</td>
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<td>17 x 100</td>
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<td>19 x 105</td>
<td>4</td>
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<td>N</td>
</tr>
</tbody>
</table>

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EAST SIDE
655 Madison 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
2112 Broadway
Jim Gricar
Executive Vice President, Managing Director of Sales

DOWNTOWN
2 Fifth Avenue
43 North Moore at Hudson Street
Kurt D. Weyrauch
Executive Vice President, Managing Director of Sales

BROOKLYN HEIGHTS
150 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 YORK CITY
PALM BEACH
THE HAMPTONS
NORTH FORK