

BROWN HARRIS STEVENS

Established 1873

Manhattan Townhouse Market Report

First Half 2005

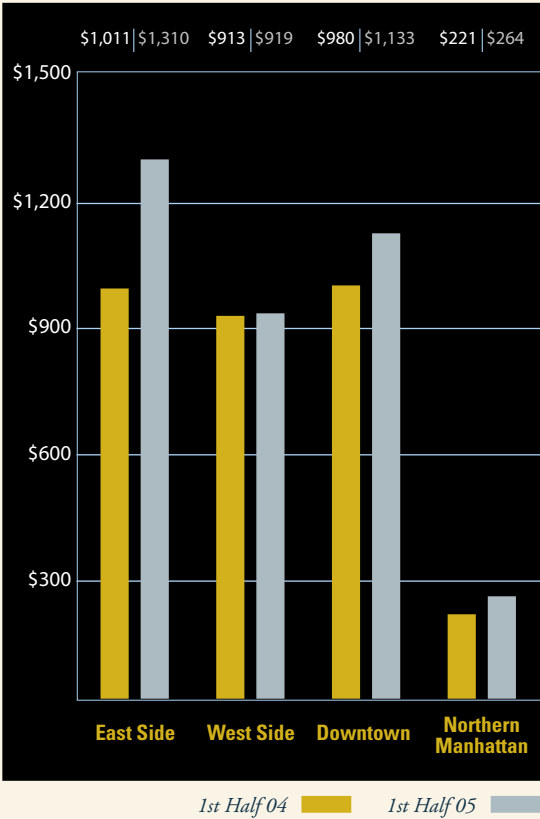


Median Sales Price

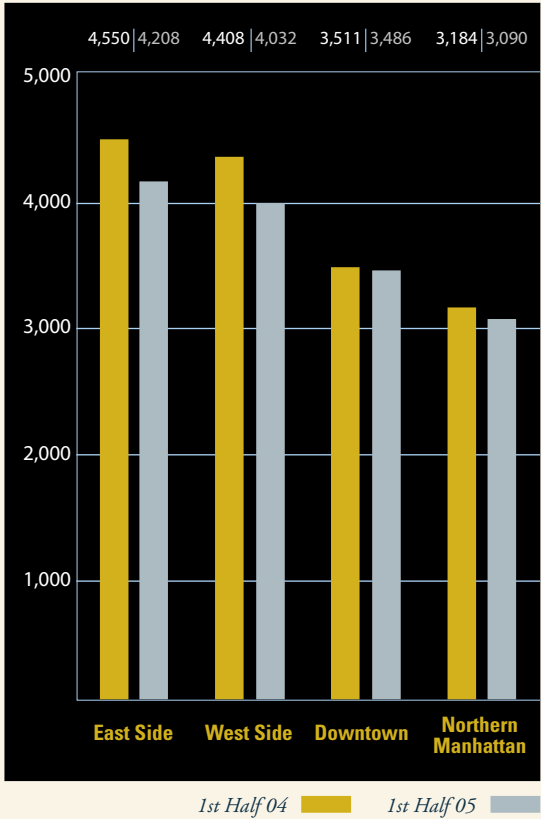
Over the past year, the median price for a townhouse in the Downtown market rose 23%, followed by a 15% increase in Northern Manhattan. On the East Side the median price of \$5,400,500 was 4% higher than the first half of 2004, despite an 8% decline in the median square footage for townhouses sold. On 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.

	EAST SIDE	WEST SIDE	DOWNTOWN	NORTHERN MANHATTAN
1st Half 04	\$5,175,000	\$4,000,000	\$2,770,000	\$675,500
1st Half 05	\$5,400,500	\$4,000,000	\$3,400,000	\$775,000
% Change	4%	0%	23%	15%

Median Price per Square Foot



Median Square Footage



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

	Street/Avenue*	Date Sold	Price	SqFt**	Price PSF	Building Dimensions	Lot Dimensions	Floors	Units	Elevator
Between Fifth Ave & Madison Ave	East 63rd St.	07-Apr-05	\$8,600,000	6,300	\$1,365	25 x 72	25 x 100	5	2	Y
	East 73rd St.	27-Jan-05	\$14,500,000	8,812	\$1,645	23 x 55	23 x 102	5	1	Y
	East 93rd St.	19-Apr-05	\$9,000,000	6,254	\$1,439	22 x 55	22 x 101	5	1	Y
	East 94th St.	05-Apr-05	\$9,500,000	7,951	\$1,195	25 x 60	25 x 101	5	2	Y
	East 94th St.	29-Jun-05	\$10,800,000	6,420	\$1,682	20 x 60	20 x 101	5	1	Y
	East 94th St.	11-Jan-05	\$8,800,000	6,725	\$1,309	19 x 82	19 x 101	5	1	N
Between Madison Ave & Park Ave	East 65th St.	05-Jan-05	\$12,000,000	5,935	\$2,022	17 x 55	17 x 100	5	1	Y
Between Park Ave & Lexington Ave	East 70th St.	04-Mar-05	\$6,350,000	5,608	\$1,132	19 x 56	19 x 100	4	1	Y
	East 92nd St.	05-Jan-05	\$10,000,000	6,712	\$1,490	30 x 55	30 x 101	4	1	Y
	East 95th St.	02-Jun-05	\$5,700,000	3,760	\$1,516	18 x 50	18 x 100	3	2	N
Between Lexington Ave & Third Ave	East 64th St.	06-May-05	\$8,972,512	6,850	\$1,310	20 x 78	20 x 100	5	1	Y
	East 73rd St.	15-Feb-05	\$6,200,000	4,475	\$1,385	25 x 87	25 x 102	3	1	N
	East 78th St.	31-Jan-05	\$5,400,500	3,456	\$1,563	19 x 45	19 x 102	4	1	N
	East 83rd St.	13-Jun-05	\$5,000,000	4,547	\$1,100	18 x 48	18 x 122	4	3	N
	East 92nd St.	06-Jan-05	\$2,390,265	2,800	\$854	21 x 32	24 x 101	3	1	N
	East 93rd St.	18-Jan-05	\$2,950,000	2,800	\$1,024	17 x 45	17 x 101	4	2	N
Between Third Ave & Second Ave	East 61st St.	16-Mar-05	\$3,400,000	4,208	\$808	17 x 56	17 x 100	4	2	N
	East 71st St.	27-Apr-05	\$4,450,000	3,000	\$1,483	15 x 52	15 x 102	4	1	N
	East 72nd St.	27-May-05	\$4,600,000	3,535	\$1,301	18 x 52	18 x 102	4	2	N
	East 83rd St.	18-Jan-05	\$2,850,000	2,560	\$1,113	17 x 44	17 x 102	4	2	N
Between Second Ave & First Ave	East 84th St.	10-Mar-05	\$3,800,000	3,200	\$1,188	20 x 42	20 x 102	4	1	N
Between York Ave & East End Ave	East 87th St.	15-Jun-05	\$3,925,000	3,024	\$1,298	18 x 44	18 x 101	4	2	N
	East 89th St.	18-May-05	\$5,000,000	2,430	\$2,058	19 x 46	19 x 101	3	2	N
Between 86th & 87th Street	East End Ave	31-May-05	\$3,300,000	2,520	\$1,310	18 x 35	18 x 46	4	2	N
Between 89th & 90th Street	Lexington Ave	10-Feb-05	\$3,850,000	3,072	\$1,253	17 x 48	17 x 61	4	1	N

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No adjustments are made for the condition of the buildings.

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 Columbus Ave & Amsterdam Ave	West 95th St.	20-May-05	\$1,500,000	2,660	\$564	17 x 50	17 x 101	4	3	N
	West 95th St.	21-Jan-05	\$2,775,000	3,372	\$823	16 x 50	16 x 101	4	4	N
	West 88th St.	17-Jun-05	\$4,000,000	3,400	\$1,176	17 x 52	17 x 101	4	2	N
	West 85th St.	04-May-05	\$4,150,000	4,032	\$1,029	18 x 50	18 x 98	4	2	N
	West 71st St.	04-Jan-05	\$6,800,000	5,709	\$1,191	19 x 56	19 x 102	5	2	N
Between Amsterdam Ave & Broadway	West 78th St.	29-Apr-05	\$3,800,000	4,660	\$815	20 x 55	20 x 102	4	3	N
Between Broadway & West End Ave	West 101st St.	22-Jun-05	\$3,250,000	3,536	\$919	17 x 50	17 x 101	4	3	N
Between West End Ave & Riverside Dr.	West 84th St.	09-Jun-05	\$4,000,000	4,500	\$905	16 x 56	16 x 102	5	2	N
	West 78th St.	28-Feb-05	\$6,100,000	4,418	\$1,356	16 x 58	16 x 102	5	2	N

MIDTOWN

Generally 43rd Street to 58th Street

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

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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 20th St.	16-May-05	\$2,800,000	2,112	\$1,326	16 x 44	16 x 84	4	3	N
	West 21st St.	04-Apr-05	\$3,000,000	3,486	\$861	21 x 40	21 x 99	3	3	N
	West 22nd St.	09-Feb-05	\$3,800,000	2,448	\$1,552	16 x 60	16 x 79	3	2	N
	West 22nd St.	20-May-05	\$5,000,000	4,950	\$1,010	22 x 45	22 x 99	4	4	N
East Village	Avenue B	05-Jan-05	\$3,250,000	7,424	\$438	20 x 93	20 x 93	4	4	N
	East 10th St.	12-May-05	\$3,320,000	3,780	\$878	18 x 35	18 x 51	6	2	N
	East 11th St.	07-Jun-05	\$3,400,000	3,300	\$1,030	13 x 55	13 x 100	5	1	N
Gramercy Park	East 18th St.	19-Jan-05	\$6,900,000	4,752	\$1,452	22 x 57	22 x 92	4	1	Y
	East 18th St.	18-Jan-05	\$2,100,000	2,800	\$750	14 x 56	14 x 78	4	2	N
	East 19th St.	26-Apr-05	\$5,032,500	4,160	\$1,210	20 x 45	20 x 75	4	1	N
	Lexington Avenue	21-Jun-05	\$3,050,000	3,840	\$794	16 x 60	16 x 85	4	2	N
Greenwich Village	Minetta St.	02-Feb-05	\$3,300,000	2,380	\$1,387	17 x 40	17 x 59	4	2	N
Murray Hill/Kips Bay	East 35th St.	24-Jun-05	\$3,400,000	4,394	\$774	25 x 43	25 x 99	5	4	N
	East 35th St.	28-Jan-05	\$1,525,000	3,350	\$455	17 x 50	17 x 99	4	4	N
	East 36th St.	15-Mar-05	\$3,500,000	4,128	\$848	16 x 60	16 x 99	5	1	N
	East 38th St.	14-Feb-05	\$2,350,500	2,170	\$1,083	20 x 25	20 x 25	5	1	N
Soho	Charlton St.	23-Jun-05	\$3,200,000	3,470	\$922	19 x 35	19 x 100	4	4	N
	King St.	11-Feb-05	\$3,600,000	3,636	\$990	21 x 40	21 x 101	4	3	N
	West Houston St.	09-Mar-05	\$3,259,999	2,660	\$1,226	19 x 35	19 x 65	4	2	N
West Village	Bank St.	16-May-05	\$5,180,412	3,870	\$1,339	20 x 52	20 x 93	4	3	N
	Barrow St.	15-Jun-05	\$5,800,000	3,895	\$1,489	22 x 42	22 x 97	4	3	N
	Barrow St.	22-Jun-05	\$2,900,000	2,652	\$1,094	21 x 35	21 x 40	4	2	N
	Barrow St.	04-Feb-05	\$3,495,000	2,592	\$1,348	18 x 36	18 x 50	2	2	N
	Bedford St.	06-Jan-05	\$3,550,000	2,520	\$1,409	18 x 35	18 x 45	4	1	N
	Cornelia St.	23-Jun-05	\$5,650,000	3,664	\$1,542	21 x 95	21 x 98	2	1	N
	Greenwich St.	04-Jan-05	\$2,100,000	1,680	\$1,250	19 x 36	19 x 36	4	4	N
	Greenwich St.	15-Mar-05	\$4,250,000	3,752	\$1,133	21 x 69	21 x 69	2	1	N
	Leroy St.	15-Apr-05	\$8,950,000	4,951	\$1,808	25 x 90	25 x 90	4	1	Y
	West 4th St.	01-Jun-05	\$6,750,000	2,800	\$2,411	21 x 35	21 x 53	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 106th St.	27-May-05	\$995,000	2,920	\$341	17 x 45	17 x 101	4	3	N
	East 109th St.	04-Mar-05	\$927,000	3,880	\$239	18 x 55	18 x 101	4	4	N
	East 111th St.	30-Mar-05	\$775,000	3,312	\$234	18 x 46	18 x 100	4	3	N
	East 111th St.	04-Mar-05	\$911,500	2,412	\$378	18 x 46	18 x 101	4	4	N
	East 117th St.	11-Feb-05	\$1,100,000	3,932	\$280	18 x 62	18 x 101	4	4	N
	East 118th St.	04-May-05	\$399,999	3,000	\$133	17 x 60	17 x 101	4	4	N
	East 118th St.	01-Feb-05	\$747,000	3,400	\$220	17 x 50	17 x 101	4	3	N
Hamilton Heights/ Sugar Hill	Sylvan Place	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	Broadway	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

Continued on next page

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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	14-Jan-05	\$395,000	1,733	\$228	19 x 30	26 x 100	3	1	N
	West 217th St.	29-Mar-05	\$995,000	2,167	\$459	18 x 47	25 x 100	2	1	N
	West 228th St.	21-Jun-05	\$525,077	2,664	\$197	37 x 40	37 x 90	4	2	N
Mount Morris Park	West 122nd St.	20-May-05	\$1,945,000	3,528	\$551	19 x 68	19 x 101	4	4	N
	West 123rd St.	19-Jan-05	\$699,990	3,400	\$206	17 x 50	17 x 101	4	1	N
Washington Heights	Audubon Avenue	15-Jun-05	\$450,000	1,680	\$268	17 x 50	17 x 95	3	2	N
	Hamilton Terrace	07-Jan-05	\$1,925,000	3,840	\$501	16 x 52	16 x 100	4	1	N
	West 144th St.	12-May-05	\$1,850,000	5,895	\$314	21 x 55	21 x 100	4	2	N
	West 146th St.	01-Apr-05	\$880,000	4,730	\$186	20 x 55	20 x 100	4	3	N
	West 147th St.	18-Feb-05	\$850,000	3,390	\$251	13 x 55	13 x 100	5	1	N
	West 153rd St.	24-May-05	\$985,000	3,600	\$274	18 x 50	18 x 100	4	2	N
	West 158th St.	20-Apr-05	\$480,000	2,230	\$215	20 x 35	20 x 100	4	3	N
	West 158th St.	25-Feb-05	\$695,000	4,350	\$160	20 x 50	20 x 100	4	2	N
	West 173rd St.	05-Jan-05	\$720,000	2,817	\$256	18 x 54	18 x 100	4	4	N
	West 173rd St.	15-Mar-05	\$475,000	2,960	\$160	19 x 40	19 x 100	4	3	N
	West 179th St.	25-Feb-05	\$800,000	1,632	\$490	17 x 48	17 x 100	3	2	N
	West 183rd St.	31-May-05	\$740,000	4,753	\$156	19 x 45	19 x 105	4	4	N

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Everywhere you are.
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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

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