

BROWN HARRIS STEVENS

Established 1873

New York City Townhouse Market Report

First Half 2006



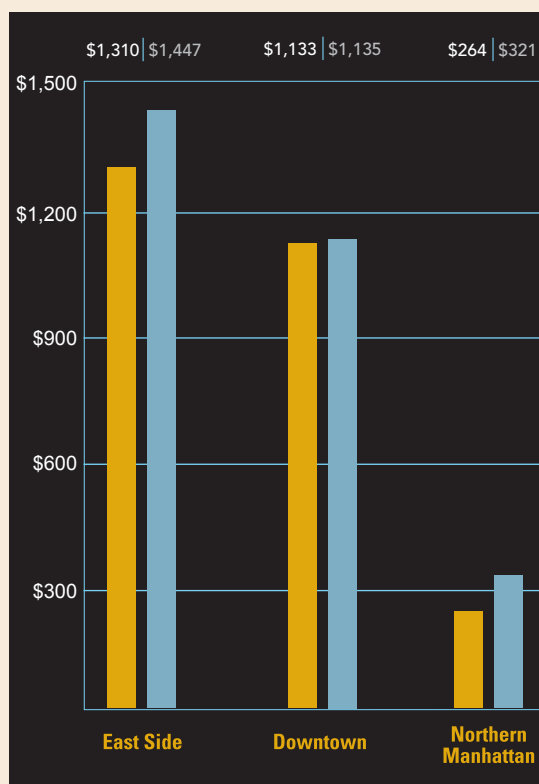
MANHATTAN

Median Sales Price

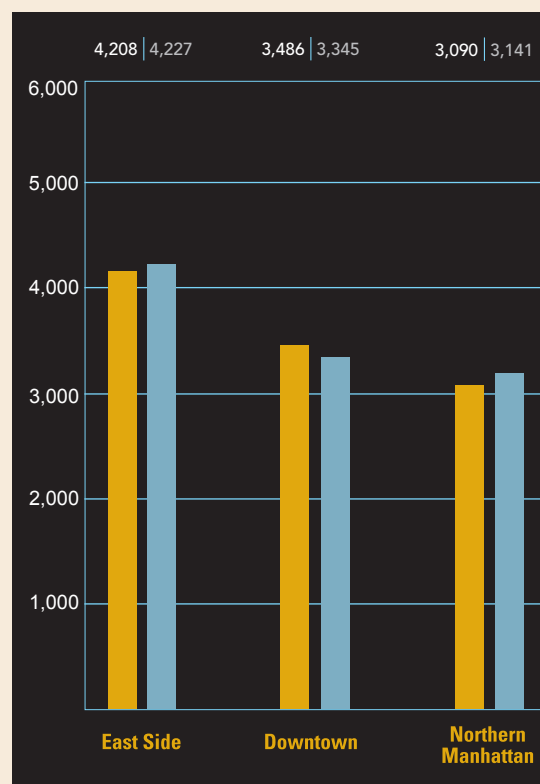
Townhouses prices rose throughout Manhattan over the past year, led by a 25% increase in the median price Downtown to \$4,250,000. On the East Side, the median townhouse price was 10% higher than during the first half of 2005 led by a record setting \$40 million sale on Fifth Avenue. The Northern Manhattan market continued to show strong growth, as its median price of \$950,000 was 23% higher than a year ago. There were not enough West Side townhouse sales for a valid comparison.

	EAST SIDE	DOWNTOWN	NORTHERN MANHATTAN
1st Half 05	\$5,400,500	\$3,400,000	\$775,000
1st Half 06	\$5,962,500	\$4,250,000	\$950,000
% Change	10%	25%	23%

Median Price per Square Foot



Median Square Footage



1st Half 05 1st Half 06

1st Half 05 1st Half 06

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 64th Street	5/22/06	\$6,750,000	4,836	\$1,396	15 x 60	16 x 100	5	1	N
Between Madison Ave. & Park Ave.	East 65th Street	6/15/06	\$15,772,324	12,326	\$1,280	28 x 82	28 x 100	6	1	Y
	East 80th Street	2/24/06	\$9,960,000	5,205	\$1,914	19 x 56	19 x 102	5	1	Y
Between Park Ave. & Lexington Ave.	East 61st Street	4/7/06	\$9,900,000	5,700	\$1,737	19 x 50	19 x 100	6	1	Y
	East 62nd Street	6/2/06	\$5,325,000	3,693	\$1,442	16 x 50	16 x 68	4	2	N
	East 63rd Street	1/27/06	\$4,586,062	3,200	\$1,433	16 x 50	16 x 100	4	1	N
	East 70th Street	3/28/06	\$22,625,000	6,400	\$3,535	20 x 63	20 x 100	5	2	Y
	East 78th Street	3/3/06	\$8,500,000	4,816	\$1,765	17 x 61	17 x 102	5	1	Y
Between Lexington Ave. & Third Ave.	East 70th Street	1/6/06	\$7,300,000	5,896	\$1,238	20 x 60	20 x 100	5	3	N
	East 71st Street	6/23/06	\$9,500,000	6,545	\$1,451	20 x 65	20 x 102	5	1	N
	East 74th Street	6/23/06	\$6,550,000	3,600	\$1,819	19 x 50	19 x 102	4	2	N
	East 82nd Street	1/24/06	\$4,600,000	3,420	\$1,345	19 x 45	19 x 82	3	2	N
	East 95th Street	1/20/06	\$4,600,000	3,456	\$1,331	19 x 48	19 x 101	4	1	N
Between Third Ave. & Second Ave.	East 61st Street	4/17/06	\$4,950,000	4,600	\$1,076	20 x 50	20 x 100	4	2	N
	East 62nd Street	1/20/06	\$3,500,000	3,854	\$908	17 x 50	17 x 100	4	2	N
Between Second Ave. & First Ave.	East 69th Street	4/25/06	\$5,375,000	2,880	\$1,866	17 x 40	17 x 77	4	2	N
	East 69th Street	5/12/06	\$2,800,000	2,160	\$1,296	17 x 42	17 x 77	3	2	N
	East 69th Street	5/17/06	\$3,150,000	2,880	\$1,094	17 x 42	17 x 77	4	2	N
Between 81st & 82nd Street	Fifth Avenue	3/22/06	\$40,000,000	19,400	\$2,062	27 x 100	27 x 100	7	3	Y

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* 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.

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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
Between Columbus Ave. & Amsterdam Ave.	West 85th Street	6/28/06	\$2,950,000	3,740	\$789	19 x 50	19 x 98	4	2	N
	West 95th Street	1/23/06	\$2,563,000	2,660	\$964	17 x 50	17 x 101	3	3	N
	West 95th Street	1/18/06	\$4,325,000	3,400	\$1,272	17 x 50	17 x 101	4	4	N
Between Broadway & West End Ave.	West 92nd Street	5/22/06	\$5,200,000	3,240	\$1,605	18 x 56	18 x 101	3	1	N
Between West End Ave. & Riverside Dr.	West 84th Street	1/12/06	\$5,700,000	5,180	\$1,100	17 x 56	17 x 102	5	3	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 48th Street	6/20/06	\$7,000,000	3,772	\$1,856	19 x 47	19 x 100	4	1	Y
Between First Ave. & Sutton Place	East 57th Street	2/24/06	\$5,500,000	5,000	\$1,100	20 x 50	20 x 100	5	2	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	3/24/06	\$4,850,000	5,200	\$933	20 x 50	20 x 83	5	4	N
	West 21st Street	3/9/06	\$6,050,000	6,548	\$924	25 x 62	25 x 99	5	3	N
	West 24th Street	3/21/06	\$4,250,000	3,500	\$1,214	21 x 42	21 x 99	4	1	N
	West 24th Street	4/26/06	\$3,820,000	3,360	\$1,137	21 x 42	21 x 99	4	2	N
East Village	East 10th Street	3/31/06	\$4,250,000	3,225	\$1,318	14 x 60	14 x 100	4	1	N
Gramercy Park	East 26th Street	4/17/06	\$2,465,000	3,080	\$800	14 x 56	14 x 99	4	2	N
	East 30th Street	4/24/06	\$4,250,000	3,780	\$1,124	21 x 45	21 x 99	4	3	N
	Second Avenue	1/24/06	\$2,400,500	2,880	\$834	18 x 40	18 x 60	4	1	N
Greenwich Village	Washington Place	4/24/06	\$5,500,000	4,636	\$1,186	22 x 40	22 x 96	4	3	N
	West 10th Street	2/22/06	\$5,300,000	5,470	\$969	22 x 90	22 x 92	3	1	N
Lower East Side	Broome Street	1/24/06	\$2,800,000	2,872	\$975	22 x 40	22 x 88	4	1	N
	East Broadway	2/8/06	\$3,120,000	3,100	\$1,006	25 x 42	25 x 62	3	1	N
Murray Hill/Kips Bay	East 31st Street	5/9/06	\$3,045,500	2,972	\$1,025	16 x 45	16 x 59	4	1	Y
	East 35th Street	6/16/06	\$6,550,000	8,000	\$819	25 x 90	25 x 98	6	1	Y
	East 35th Street	4/28/06	\$3,475,000	3,920	\$886	14 x 56	14 x 99	5	2	N
	East 38th Street	4/14/06	\$3,200,000	1,824	\$1,754	20 x 25	20 x 25	4	1	N
Noho	Bleecker Street	5/30/06	\$3,500,000	2,976	\$1,176	20 x 45	20 x 61	3	2	N
Nolita	Spring Street	3/29/06	\$2,300,000	2,070	\$1,111	18 x 32	18 x 68	2	2	N
Soho	Thompson Street	1/19/06	\$6,336,000	4,560	\$1,389	19 x 50	19 x 52	5	1	Y
Tribeca	Reade Street	6/7/06	\$7,700,000	6,800	\$1,132	25 x 58	25 x 54	6	1	Y
West Village	Bank Street	6/15/06	\$15,000,000	6,000	\$2,500	22 x 50	22 x 90	6	1	N
	Bank Street	5/26/06	\$12,000,000	14,920	\$804	44 x 95	44 x 95	3	1	Y
	Bedford Street	2/28/06	\$5,600,000	1,512	\$3,704	19 x 32	19 x 69	3	1	Y
	Charles Street	4/21/06	\$4,400,000	2,880	\$1,528	18 x 40	18 x 49	4	1	N
	Charles Street	5/15/06	\$6,000,000	4,471	\$1,342	23 x 65	23 x 87	4	3	N
	Perry Street	5/8/06	\$6,950,000	2,660	\$2,613	25 x 42	25 x 75	4	3	N
	West 11th Street	2/10/06	\$3,500,000	3,345	\$1,046	19 x 44	19 x 54	4	3	N
	West 11th Street	2/28/06	\$3,500,000	1,350	\$2,593	19 x 25	19 x 45	3	1	N
	West 12th Street	3/15/06	\$7,300,000	3,624	\$2,014	21 x 37	21 x 87	4	1	N
	West 12th Street	3/22/06	\$3,995,000	1,803	\$2,216	19 x 30	19 x 38	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 116th Street	4/11/06	\$1,500,000	3,672	\$408	20 x 45	20 x 101	4	4	N
	East 117th Street	3/16/06	\$625,000	4,470	\$140	20 x 56	20 x 101	5	4	N
	East 118th Street	5/26/06	\$825,000	2,960	\$279	17 x 45	17 x 101	4	3	N
	East 118th Street	1/9/06	\$625,000	2,960	\$211	17 x 45	17 x 101	4	3	N
	East 126th Street	3/23/06	\$950,000	2,934	\$324	20 x 50	20 x 100	4	4	N
	East 127th Street	3/2/06	\$424,000	4,380	\$97	17 x 55	17 x 100	4	3	N
Hamilton Heights/	Convent Avenue	5/5/06	\$2,200,000	5,756	\$382	25 x 55	25 x 95	4	2	N
Sugar Hill	Convent Avenue	3/15/06	\$3,890,000	5,071	\$767	20 x 55	20 x 100	4	1	N
Harlem	Edgecombe Avenue	4/5/06	\$507,500	3,744	\$136	18 x 52	18 x 68	4	1	N
	Fifth Avenue	6/1/06	\$2,395,000	2,960	\$809	19 x 50	19 x 75	5	4	N
	West 119th Street	5/23/06	\$925,000	4,680	\$198	18 x 67	18 x 101	4	3	N
	West 121st Street	5/16/06	\$2,200,000	3,560	\$618	20 x 68	20 x 101	4	2	N
	West 121st Street	4/28/06	\$1,795,000	3,712	\$484	16 x 58	16 x 101	4	2	N
	West 122nd Street	1/27/06	\$1,425,000	3,600	\$396	15 x 60	15 x 101	4	2	N
	West 123rd Street	2/6/06	\$1,364,750	3,840	\$355	16 x 60	16 x 101	4	3	N
	West 126th Street	2/3/06	\$1,350,000	3,154	\$428	18 x 70	18 x 101	3	4	N
	West 126th Street	3/28/06	\$680,000	2,548	\$267	21 x 44	21 x 100	4	4	N
	West 126th Street	2/24/06	\$1,270,000	2,754	\$461	17 x 50	17 x 100	4	2	N
	West 129th Street	3/9/06	\$1,250,000	2,064	\$606	12 x 55	12 x 100	4	4	N
	West 131st Street	6/15/06	\$341,617	1,977	\$173	16 x 40	16 x 100	4	4	N
	West 131st Street	5/15/06	\$701,000	3,128	\$224	17 x 48	17 x 100	4	4	N
	West 136th Street	1/19/06	\$463,856	2,688	\$173	16 x 56	16 x 100	4	3	N
	West 136th Street	1/18/06	\$504,048	2,625	\$192	18 x 50	18 x 100	4	4	N
	West 137th Street	4/21/06	\$1,300,000	4,110	\$316	18 x 60	18 x 100	4	3	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
Harlem	West 138th Street	2/1/06	\$2,251,500	3,732	\$603	21 x 58	21 x 100	3	3	N
	West 139th Street	4/12/06	\$800,000	2,886	\$277	17 x 50	17 x 100	4	2	N
	West 139th Street	6/14/06	\$1,515,000	3,544	\$427	17 x 52	17 x 100	4	2	N
	West 140th Street	3/10/06	\$1,300,000	3,000	\$433	15 x 50	15 x 100	3	1	N
	West 141st Street	4/6/06	\$640,000	2,238	\$286	12 x 57	12 x 100	4	4	N
	West 146th Street	5/24/06	\$1,824,175	4,000	\$456	20 x 50	20 x 100	4	2	N
	West 148th Street	4/11/06	\$925,000	3,328	\$278	17 x 52	17 x 100	4	2	N
	West 148th Street	4/27/06	\$820,000	2,646	\$310	17 x 50	17 x 100	4	4	N
	West 152nd Street	3/6/06	\$1,775,000	2,925	\$607	20 x 45	20 x 100	4	3	N
Inwood	Adrian Avenue	1/27/06	\$534,600	1,856	\$288	20 x 30	33 x 100	3	1	N
Mount Morris Park	West 123rd Street	2/15/06	\$2,200,000	6,000	\$367	20 x 50	20 x 101	4	2	N
Washington Heights	Washington Terrace	1/20/06	\$650,000	2,040	\$319	18 x 62	18 x 62	4	2	N
	Washington Terrace	5/12/06	\$375,000	2,040	\$184	18 x 40	18 x 62	4	2	N
	West 158th Street	2/9/06	\$1,650,000	3,416	\$483	18 x 46	18 x 100	4	2	N
	West 159th Street	5/9/06	\$600,000	3,480	\$172	15 x 58	16 x 100	4	2	N
	West 162nd Street	3/29/06	\$1,500,000	3,952	\$380	20 x 52	20 x 112	4	3	N
	West 173rd Street	4/14/06	\$950,000	2,817	\$337	18 x 54	18 x 100	4	4	N

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BROOKLYN

	Street/Avenue *	Date Sold	Price	SqFt **	Price PSF	Building Dimensions	Lot Dimensions	Floors**	Units**
Brooklyn Heights	Columbia Place	6/6/06	\$1,800,000	1,820	\$989	17 x 45	17 x 71	3	1
	Hicks Street	1/3/06	\$4,350,000	3,880	\$1,121	23 x 45	23 x 90	3	2
	Joralemon Street	1/27/06	\$2,400,000	3,192	\$752	21 x 38	21 x 79	3	1
	Joralemon Street	3/13/06	\$2,850,000	4,408	\$647	19 x 58	19 x 96	4	2
	Middagh Street	5/5/06	\$2,395,000	2,881	\$831	23 x 32	25 x 101	4	2
	Orange Street	5/8/06	\$2,275,000	2,840	\$801	20 x 35	20 x 65	3	3
	Willow Street	6/9/06	\$4,650,000	4,000	\$1,163	25 x 40	26 x 101	3	2
	Willow Street	2/15/06	\$4,495,000	2,500	\$1,798	25 x 40	25 x 101	3	1
Carroll Gardens	2nd Street	2/27/06	\$975,000	1,020	\$956	16 x 42	16 x 85	2	2
	3rd Place	2/13/06	\$1,545,000	3,600	\$429	22 x 40	22 x 100	3	4
	3rd Place	6/26/06	\$1,360,000	1,952	\$697	16 x 40	16 x 80	2	2
	3rd Place	3/14/06	\$1,730,000	2,500	\$692	20 x 40	20 x 100	3	4
	Carroll Street	3/6/06	\$2,450,000	4,020	\$609	22 x 35	22 x 100	3	2
	Carroll Street	3/17/06	\$999,000	2,280	\$438	19 x 40	19 x 96	2	2
	Hoyt Street	3/16/06	\$950,000	2,310	\$411	19 x 36	19 x 68	3	4
	President Street	4/28/06	\$1,605,000	2,500	\$642	20 x 40	20 x 100	3	4
	President Street	2/28/06	\$1,550,000	3,656	\$424	20 x 45	20 x 98	3	2
	Sackett Street	6/8/06	\$1,850,000	3,300	\$561	22 x 50	22 x 100	3	4
	Sackett Street	6/5/06	\$1,300,000	2,800	\$464	20 x 44	20 x 100	3	4
	Sackett Street	5/24/06	\$964,000	1,610	\$599	13 x 40	14 x 100	2	2
	Union Street	5/1/06	\$1,700,000	3,325	\$511	22 x 50	22 x 100	3	4
	Union Street	4/25/06	\$1,300,000	3,500	\$371	25 x 50	25 x 100	3	4
	Union Street	4/25/06	\$1,021,700	2,568	\$398	14 x 45	14 x 90	3	2
	Union Street	3/14/06	\$1,305,000	2,972	\$439	17 x 39	17 x 101	3	3
	Union Street	1/3/06	\$1,135,000	1,696	\$669	17 x 38	17 x 125	2	2

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BROOKLYN

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Cobble Hill	Amity Street	2/27/06	\$3,625,000	5,000	\$725	25 x 50	25 x 100	3	4
	Baltic Street	6/9/06	\$2,525,000	3,840	\$658	24 x 40	24 x 100	3	3
	Baltic Street	3/13/06	\$2,035,000	1,675	\$1,215	25 x 25	25 x 100	3	3
	Cheever Place	3/29/06	\$1,130,000	2,488	\$454	21 x 40	21 x 88	3	2
	Clinton Street	1/26/06	\$1,762,500	2,704	\$652	14 x 52	14 x 112	3	2
	Verandah Place	2/16/06	\$2,200,000	2,070	\$1,063	24 x 30	24 x 40	3	2
	Warren Street	3/22/06	\$1,500,000	1,696	\$884	16 x 25	28 x 25	3	1
	Warren Street	4/26/06	\$1,750,000	1,450	\$1,207	31 x 21	n/a	2	1
	Warren Street	2/17/06	\$1,895,000	2,760	\$687	20 x 40	20 x 75	3	3
Park Slope	10th Street	4/7/06	\$1,875,000	3,205	\$585	30 x 45	30 x 110	2	1
	10th Street	5/11/06	\$1,045,000	1,626	\$643	17 x 32	17 x 100	2	2
	10th Street	1/5/06	\$1,600,000	2,494	\$642	19 x 45	19 x 100	2	2
	10th Street	3/16/06	\$2,250,000	4,054	\$555	20 x 45	20 x 100	3	2
	11th Street	3/9/06	\$860,000	1,938	\$444	18 x 38	18 x 100	2	2
	11th Street	3/31/06	\$930,000	1,938	\$480	17 x 38	17 x 100	2	2
	11th Street	1/9/06	\$1,160,000	2,376	\$488	18 x 50	18 x 82	3	3
	12th Street	6/2/06	\$690,000	1,500	\$460	20 x 25	20 x 100	2	2
	12th Street	1/31/06	\$630,000	1,856	\$339	17 x 30	17 x 100	2	2
	12th Street	6/5/06	\$950,000	1,416	\$671	16 x 35	17 x 74	2	2
	12th Street	4/25/06	\$925,000	1,584	\$584	17 x 25	17 x 100	2	2
	12th Street	4/26/06	\$950,000	1,764	\$539	19 x 33	19 x 100	2	2
	13th Street	2/17/06	\$815,000	1,562	\$522	18 x 30	18 x 100	2	2
	13th Street	1/25/06	\$945,000	2,208	\$428	21 x 36	21 x 100	2	2
	13th Street	3/7/06	\$1,334,000	1,755	\$760	15 x 45	15 x 100	2	2
	13th Street	3/15/06	\$989,000	1,404	\$704	14 x 36	16 x 100	3	1
	13th Street	5/17/06	\$1,256,000	2,850	\$441	20 x 50	20 x 100	3	3
	14th Street	1/26/06	\$612,500	1,125	\$544	15 x 28	15 x 91	2	2
	14th Street	1/11/06	\$900,000	1,440	\$625	17 x 30	17 x 100	2	2
	14th Street	2/27/06	\$999,000	1,920	\$520	17 x 40	17 x 100	2	2
	14th Street	4/10/06	\$1,525,000	1,920	\$794	17 x 40	17 x 100	2	2
	14th Street	3/31/06	\$902,000	2,160	\$418	19 x 40	19 x 100	2	2
	14th Street	3/21/06	\$790,000	1,801	\$439	18 x 35	18 x 100	3	2
	14th Street	2/6/06	\$1,300,000	2,750	\$473	20 x 45	20 x 100	2	3
	14th Street	6/16/06	\$1,766,000	2,880	\$613	20 x 45	20 x 100	2	2

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BROOKLYN

	Street/Avenue *	Date Sold	Price	SqFt **	Price PSF	Building Dimensions	Lot Dimensions	Floors**	Units**
Park Slope	15th Street	2/22/06	\$799,000	2,160	\$370	18 x 40	18 x 94	3	3
	15th Street	3/16/06	\$805,000	2,160	\$373	18 x 40	18 x 113	3	3
	15th Street	5/12/06	\$860,000	2,046	\$420	22 x 30	22 x 100	3	2
	15th Street	1/17/06	\$890,000	2,244	\$397	22 x 35	22 x 100	3	3
	15th Street	1/27/06	\$999,999	1,100	\$909	22 x 25	25 x 61	2	1
	15th Street	3/28/06	\$1,185,000	1,872	\$633	16 x 40	16 x 100	2	2
	16th Street	4/25/06	\$750,000	1,680	\$446	20 x 25	20 x 129	2	2
	16th Street	2/28/06	\$445,000	796	\$559	14 x 35	15 x 38	2	1
	16th Street	2/28/06	\$435,000	1,060	\$410	15 x 35	15 x 35	2	1
	16th Street	6/26/06	\$625,000	1,060	\$590	15 x 35	15 x 35	2	1
	1st Street	5/25/06	\$2,100,000	3,928	\$535	20 x 45	20 x 100	3	2
	1st Street	2/10/06	\$3,100,000	4,620	\$671	20 x 50	20 x 100	3	2
	1st Street	3/28/06	\$3,100,000	4,720	\$657	21 x 50	21 x 100	3	1
	1st Street	2/8/06	\$2,270,000	4,810	\$472	21 x 50	21 x 100	3	1
	3rd Street	6/19/06	\$2,850,000	4,552	\$626	20 x 50	20 x 95	3	2
	4th Street	2/27/06	\$1,600,000	2,688	\$595	16 x 48	16 x 100	3	2
	4th Street	3/9/06	\$1,557,500	2,940	\$530	17 x 45	17 x 100	3	3
	4th Street	2/2/06	\$1,925,000	3,106	\$620	17 x 45	17 x 100	3	2
	4th Street	6/26/06	\$2,280,000	3,668	\$622	19 x 47	19 x 95	3	2
	5th Street	4/27/06	\$1,596,750	2,085	\$766	16 x 50	16 x 100	2	2
	6th Avenue	6/5/06	\$2,275,000	3,360	\$677	20 x 42	20 x 105	3	2
	6th Avenue	2/21/06	\$2,860,000	3,720	\$769	20 x 53	20 x 105	3	3
	6th Avenue	1/25/06	\$1,845,000	2,364	\$780	18 x 45	18 x 100	3	3
	6th Avenue	3/14/06	\$1,490,000	1,644	\$906	16 x 36	16 x 98	3	2
	6th Avenue	6/23/06	\$1,315,000	1,824	\$721	16 x 42	16 x 90	2	2
	6th Avenue	4/10/06	\$1,200,000	1,824	\$658	16 x 42	16 x 90	2	2
	6th Avenue	3/21/06	\$474,294	1,920	\$247	16 x 43	16 x 81	2	2
	6th Street	3/24/06	\$1,600,000	1,920	\$833	17 x 40	17 x 100	2	1
	6th Street	4/24/06	\$1,550,000	1,920	\$807	17 x 40	17 x 100	2	3
	6th Street	3/24/06	\$1,389,000	1,920	\$723	17 x 40	17 x 100	2	1
	6th Street	1/17/06	\$2,200,000	3,744	\$588	20 x 45	20 x 100	3	2
	6th Street	6/2/06	\$2,225,000	4,080	\$545	19 x 50	19 x 100	3	2
	7th Street	2/10/06	\$1,460,000	2,976	\$491	17 x 45	17 x 100	3	2
	7th Street	2/2/06	\$1,675,000	2,781	\$602	20 x 45	20 x 100	2	2
	7th Street	4/28/06	\$2,225,000	4,120	\$540	20 x 60	20 x 100	3	2

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BROOKLYN

	Street/Avenue *	Date Sold	Price	SqFt **	Price PSF	Building Dimensions	Lot Dimensions	Floors**	Units**
Park Slope	8th Avenue	2/1/06	\$1,195,000	2,080	\$575	16 x 40	16 x 80	3	3
	8th Street	5/9/06	\$769,450	1,810	\$425	18 x 30	20 x 80	2	2
	8th Street	5/16/06	\$1,333,000	2,508	\$531	19 x 38	19 x 90	2	2
	8th Street	2/2/06	\$1,375,000	2,511	\$548	19 x 40	19 x 100	3	3
	9th Street	4/7/06	\$1,050,000	2,874	\$365	18 x 35	18 x 72	3	2
	9th Street	2/10/06	\$960,000	2,874	\$334	18 x 35	18 x 72	3	2
	Butler Street	4/28/06	\$950,000	3,256	\$292	22 x 52	22 x 100	3	3
	Carroll Street	4/21/06	\$1,150,000	2,080	\$553	20 x 25	20 x 61	3	3
	Dean Street	1/27/06	\$1,600,000	4,560	\$351	30 x 38	20 x 80	4	2
	DeGraw Street	2/14/06	\$1,100,000	2,565	\$429	19 x 45	19 x 100	3	3
	DeGraw Street	6/7/06	\$1,200,000	3,072	\$391	20 x 50	20 x 98	3	3
	Garfield Place	4/3/06	\$1,750,000	3,096	\$565	20 x 50	20 x 75	3	3
	Garfield Place	5/12/06	\$1,715,000	2,940	\$583	18 x 60	18 x 100	2	2
	Garfield Place	4/21/06	\$2,290,000	3,600	\$636	19 x 50	19 x 100	3	2
	Garfield Place	4/24/06	\$2,300,000	3,480	\$661	18 x 47	18 x 100	3	2
	Lincoln Place	2/2/06	\$2,000,000	3,840	\$521	20 x 40	20 x 137	3	2
	Prospect Place	2/16/06	\$1,995,000	2,880	\$693	17 x 45	17 x 100	3	2
	Prospect Place	4/12/06	\$1,125,000	2,910	\$387	17 x 45	17 x 100	3	3
	St Johns Place	2/22/06	\$2,725,000	4,296	\$634	20 x 50	20 x 100	3	2
	St Marks Place	1/10/06	\$835,000	2,700	\$309	20 x 45	20 x 100	3	3
	St Marks Place	3/1/06	\$1,225,000	3,180	\$385	20 x 56	20 x 100	3	4
Prospect Heights	Bergen Street	3/20/06	\$1,200,000	1,914	\$627	26 x 30	26 x 44	3	2
	Carlton Avenue	3/10/06	\$1,500,154	3,084	\$486	15 x 45	15 x 100	3	2
	Dean Street	5/4/06	\$1,150,000	3,200	\$359	20 x 40	20 x 78	3	4
	Dean Street	5/24/06	\$820,000	2,520	\$325	20 x 50	20 x 110	3	3
	Park Place	4/11/06	\$1,600,000	2,208	\$725	17 x 43	17 x 131	2	2
	Park Place	5/3/06	\$1,050,000	3,260	\$322	18 x 45	18 x 131	3	2
	Park Place	6/9/06	\$1,100,000	3,316	\$332	18 x 45	18 x 131	3	3
	Park Place	5/31/06	\$1,525,000	3,316	\$460	18 x 45	18 x 131	3	3
	Prospect Place	1/18/06	\$680,000	2,160	\$315	17 x 40	17 x 131	3	3
	St Marks Avenue	2/16/06	\$950,000	2,250	\$422	25 x 30	25 x 90	2	2
	St Marks Avenue	2/7/06	\$950,500	3,600	\$264	20 x 45	20 x 86	3	3
	Sterling Place	2/24/06	\$803,400	4,000	\$201	20 x 50	20 x 124	3	1

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