

# BROWN HARRIS STEVENS

Established 1873

## Manhattan Townhouse Market Report

First Half 2008



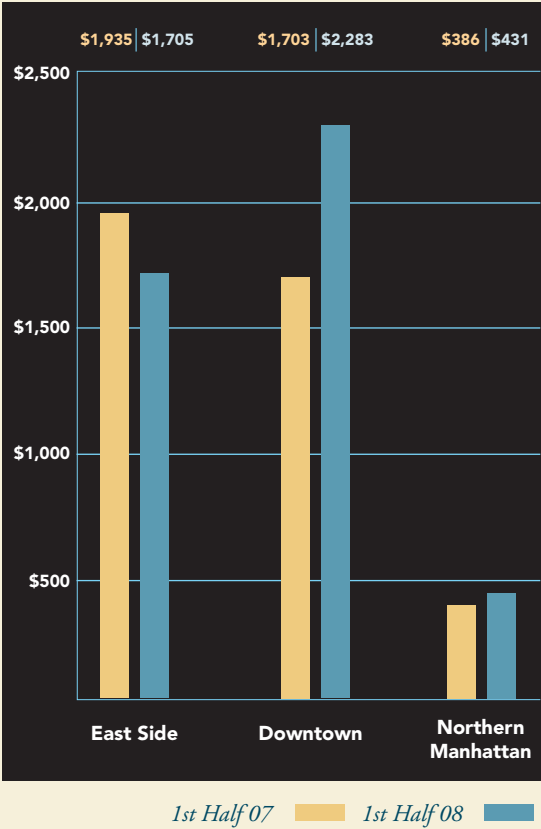
# MANHATTAN

## Median Sales Price

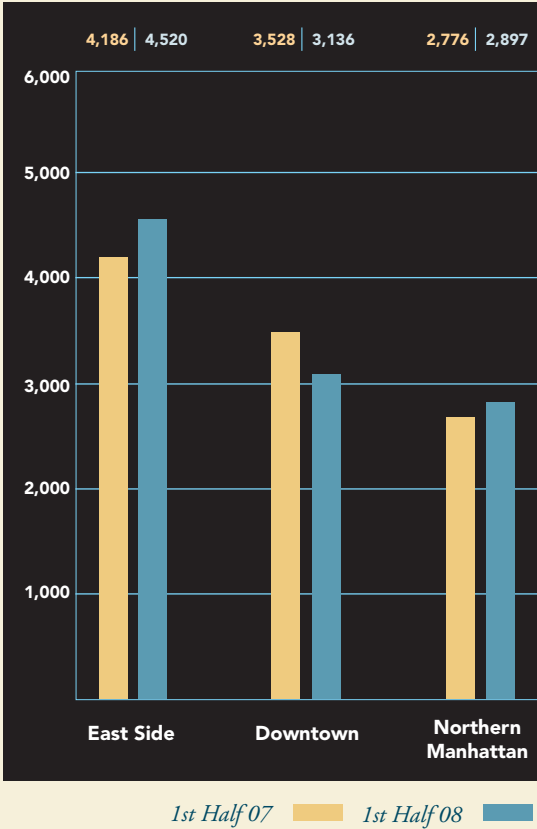
*Townhouse prices in the Downtown market reached a median of \$5,500,000 in the first half of 2008, 29% higher than during the same period in 2007. An 8% jump in the size of townhouses sold on the East Side over the past year, helped bring the median price for sales up 7% to \$8,350,000. The median price for townhouses in Northern Manhattan was \$1,293,500 in the first half of 2008, 4% less than during the first half of 2007. There were not enough West Side sales in the first half for a valid comparison.*

	EAST SIDE	DOWNTOWN	NORTHERN MANHATTAN
1st Half 07	\$7,800,000	\$4,250,000	\$1,344,314
1st Half 08	\$8,350,000	\$5,500,000	\$1,293,500
% Change	7%	29%	-4%

Median Price per Square Foot



Median Square Footage



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.

Cover Property: BrownHarrisStevens.com WEB# 761468



# 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 67th Street	2/29/08	\$49,000,000	20,500	\$2,390	48 x 98	48 x 100	7	1	Y
	East 78th Street	1/31/08	\$13,500,000	4,758	\$2,837	20 x 60	20 x 102	5	3	N
	East 80th Street	6/10/08	\$37,500,000	12,000	\$3,125	25 x 86	25 x 102	6	1	Y
	East 95th Street	6/9/08	\$8,350,000	4,520	\$1,847	18 x 76	18 x 101	5	4	N
Between Madison Ave. & Park Ave.	East 74th Street	4/7/08	\$12,000,000	4,895	\$2,451	20 x 57	20 x 102	4	1	Y
	East 75th Street	1/8/08	\$35,000,000	9,679	\$3,616	25 x 99	25 x 102	6	1	Y
	East 77th Street	3/7/08	\$5,200,000	3,440	\$1,512	13 x 56	13 x 102	5	1	N
	East 82nd Street	5/20/08	\$12,000,000	7,040	\$1,705	18 x 60	18 x 102	5	2	Y
	East 93rd Street	5/8/08	\$10,088,000	3,684	\$2,738	17 x 51	17 x 101	4	1	N
Between Park Ave. & Lexington Ave.	East 61st Street	5/2/08	\$11,850,000	5,700	\$2,079	19 x 50	19 x 100	6	1	Y
	East 65th Street	1/4/08	\$9,600,000	9,167	\$1,047	20 x 94	20 x 100	5	1	Y
	East 69th Street	2/28/08	\$10,500,000	8,000	\$1,313	20 x 57	20 x 100	5	2	N
	East 92nd Street	3/25/08	\$7,527,140	3,488	\$2,158	17 x 50	17 x 101	4	1	N
	East 95th Street	4/4/08	\$5,300,000	3,760	\$1,410	18 x 50	18 x 101	4	2	N
Between Lexington Ave. & Third Ave.	East 66th Street	1/8/08	\$6,850,000	3,969	\$1,726	18 x 45	18 x 100	4	1	N
	East 78th Street	4/4/08	\$9,500,000	3,456	\$2,749	19 x 48	19 x 102	4	1	N
Between Third Ave. & Second Ave.	East 61st Street	1/17/08	\$9,500,000	5,720	\$1,661	20 x 50	20 x 100	5	2	N
	East 63rd Street	2/1/08	\$6,960,000	5,585	\$1,246	25 x 53	25 x 100	3	2	N
Between Second Ave. & First Ave.	East 69th Street	6/18/08	\$4,600,000	3,024	\$1,521	17 x 44	17 x 77	4	1	N
	East 69th Street	3/10/08	\$6,000,000	2,880	\$2,083	17 x 42	17 x 77	4	2	N
	East 69th Street	4/1/08	\$3,100,000	2,160	\$1,435	17 x 40	17 x 77	3	2	N
	East 82nd Street	3/7/08	\$2,500,000	3,484	\$718	18 x 51	18 x 51	4	4	N
Between First Ave. & York Ave.	East 84th Street	3/26/08	\$4,400,000	4,536	\$970	18 x 63	18 x 102	4	3	N
Between York Ave. & East End Ave.	East 84th Street	3/31/08	\$4,150,000	3,800	\$1,092	19 x 50	19 x 102	3	2	N
Between 86th and 87th Street	East End Avenue	5/22/08	\$3,775,000	2,520	\$1,498	18 x 35	18 x 46	4	1	N

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\*\* 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
Btw. Central Park West & Columbus Ave.	West 83rd Street	3/6/08	\$4,335,000	3,600	\$1,204	19 x 50	19 x 102	4	3	N
	West 73rd Street	1/18/08	\$6,200,000	5,467	\$1,134	19 x 60	19 x 102	5	3	N
Between Columbus Ave. & Amsterdam Ave.	West 88th Street	2/8/08	\$5,180,000	4,071	\$1,272	16 x 56	16 x 101	4	2	N
	West End Avenue	1/28/08	\$5,950,000	6,050	\$983	20 x 71	20 x 90	5	4	N
Between West End Ave. & Riverside Dr.										

# MIDTOWN

Generally 43rd 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 26th Street	2/7/08	\$3,450,000	3,080	\$1,120	14 x 55	14 x 99	4	2	N
	East 48th Street	2/29/08	\$3,800,000	3,060	\$1,242	17 x 46	17 x 100	4	1	N
Between Third Ave. & Second Ave.	East 49th Street	5/21/08	\$12,500,000	8,242	\$1,517	38 x 53	38 x 100	5	2	N
	Sutton Square	5/15/08	\$30,000,000	8,760	\$3,425	41x33	42 x 52	4	1	Y
Between Sutton Pl. & East River										

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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 16th Street	3/26/08	\$3,800,000	2,655	\$1,431	17 x 38	17 x 65	4	1	N
Gramercy Park	East 17th Street	4/17/08	\$6,240,000	6,340	\$984	23 x 55	23 x 92	4	2	Y
	East 19th Street	4/1/08	\$3,500,000	4,000	\$875	20 x 50	20 x 92	4	3	N
Greenwich Village	East 10th Street	5/14/08	\$5,430,000	4,260	\$1,275	20 x 37	20 x 71	4	1	N
	West 9th Street	1/8/08	\$5,750,000	3,136	\$1,834	16 x 45	16 x 92	4	3	N
Murray Hill/Kips Bay	East 31st Street	5/1/08	\$4,150,000	4,046	\$1,026	19 x 50	19 x 99	4	4	N
	Sniffen Court	5/28/08	\$4,750,000	3,042	\$1,561	40 x 39	40 x 41	2	2	N
Soho	Mercer Street	6/10/08	\$3,550,000	1,875	\$1,893	19 x 25	19 x 25	4	1	N
Tribeca	Franklin Street	2/7/08	\$6,790,000	5,148	\$1,319	27 x 55	27 x 70	3	1	N
West Village	Bank Street	2/14/08	\$6,495,000	2,448	\$2,653	18 x 36	18 x 95	3	2	N
	Barrow Street	1/25/08	\$8,850,000	2,793	\$3,169	23 x 48	23 x 97	4	4	N
	Commerce Street	3/19/08	\$3,975,000	1,741	\$2,283	17 x 30	17 x 53	2	3	N
	Jane Street	6/18/08	\$9,400,000	3,466	\$2,712	22 x 35	22 x 35	4	2	N
	Jane Street	1/3/08	\$13,425,000	3,988	\$3,366	24 x 48	24 x 70	4	4	N
	Leroy Street	5/1/08	\$13,825,000	4,951	\$2,792	25 x 90	25 x 90	4	1	Y
	Morton Street	6/23/08	\$4,995,000	1,600	\$3,122	20 x 20	30 x 20	4	2	N
	Perry Street	6/12/08	\$11,995,000	2,982	\$4,022	21 x 40	21 x 58	4	2	N
	West 10th Street	4/22/08	\$5,500,000	3,314	\$1,660	22 x 55	22 x 95	4	4	N
	West 11th Street	5/1/08	\$4,525,000	3,345	\$1,353	19 x 44	19 x 54	4	3	N
	West 12th Street	1/24/08	\$6,500,000	2,448	\$2,655	18 x 36	18 x 80	4	2	N
	West 13th Street	2/6/08	\$9,500,000	3,920	\$2,423	20 x 42	20 x 103	4	3	N
	West 4th Street	5/6/08	\$5,400,000	2,040	\$2,647	17 x 40	17 x 50	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 117th Street	2/19/08	\$1,420,000	3,600	\$394	16 x 46	17 x 101	4	3	N
	East 118th Street	1/9/08	\$1,250,000	2,280	\$548	20 x 38	20 x 101	3	2	N
Hamilton Heights/ Sugar Hill	Sylvan Terrace	4/3/08	\$437,000	1,425	\$307	20 x 25	20 x 34	3	2	N
	West 152nd Street	2/25/08	\$775,000	2,400	\$323	17 x 47	17 x 100	3	4	N
Harlem	West 120th Street	6/4/08	\$2,075,000	3,011	\$689	17 x 65	17 x 101	4	2	N
	West 126th Street	5/2/08	\$1,800,000	4,070	\$442	17 x 60	17 x 100	5	4	N
	West 123rd Street	4/28/08	\$590,000	3,360	\$176	14 x 58	14 x 101	5	4	N
	West 123rd Street	4/18/08	\$811,000	3,288	\$247	16 x 51	16 x 101	4	4	N
	West 127th Street	4/7/08	\$1,600,000	2,700	\$593	18 x 48	18 x 100	4	3	N
	West 127th Street	3/19/08	\$1,162,500	2,937	\$396	18 x 56	18 x 100	4	4	N
	West 127th Street	6/26/08	\$1,400,000	3,332	\$420	17 x 58	17 x 100	4	2	N
	West 131st Street	1/14/08	\$1,175,000	2,040	\$576	17 x 40	17 x 100	4	3	N
	West 136th Street	3/7/08	\$1,337,000	2,856	\$468	17 x 55	17 x 100	4	1	N
	West 139th Street	1/18/08	\$1,390,000	3,055	\$455	17 x 58	17 x 100	4	4	N
Inwood	West 228th Street	2/8/08	\$532,000	2,279	\$233	20 x 40	30 x 100	3	1	N
Manhattan Valley	Manhattan Avenue	3/3/08	\$2,750,000	1,920	\$1,432	17 x 40	17 x 75	4	1	N
Mount Morris Park	West 121st Street	3/18/08	\$2,200,000	3,294	\$668	20 x 55	20 x 101	4	2	N
	West 122nd Street	3/28/08	\$1,750,000	3,816	\$459	19 x 53	19 x 101	4	3	N
Washington Heights	West 157th Street	2/14/08	\$800,000	2,032	\$394	17 x 38	17 x 100	3	3	N
	West 170th Street	4/9/08	\$725,000	1,736	\$418	21 x 33	25 x 100	3	1	N

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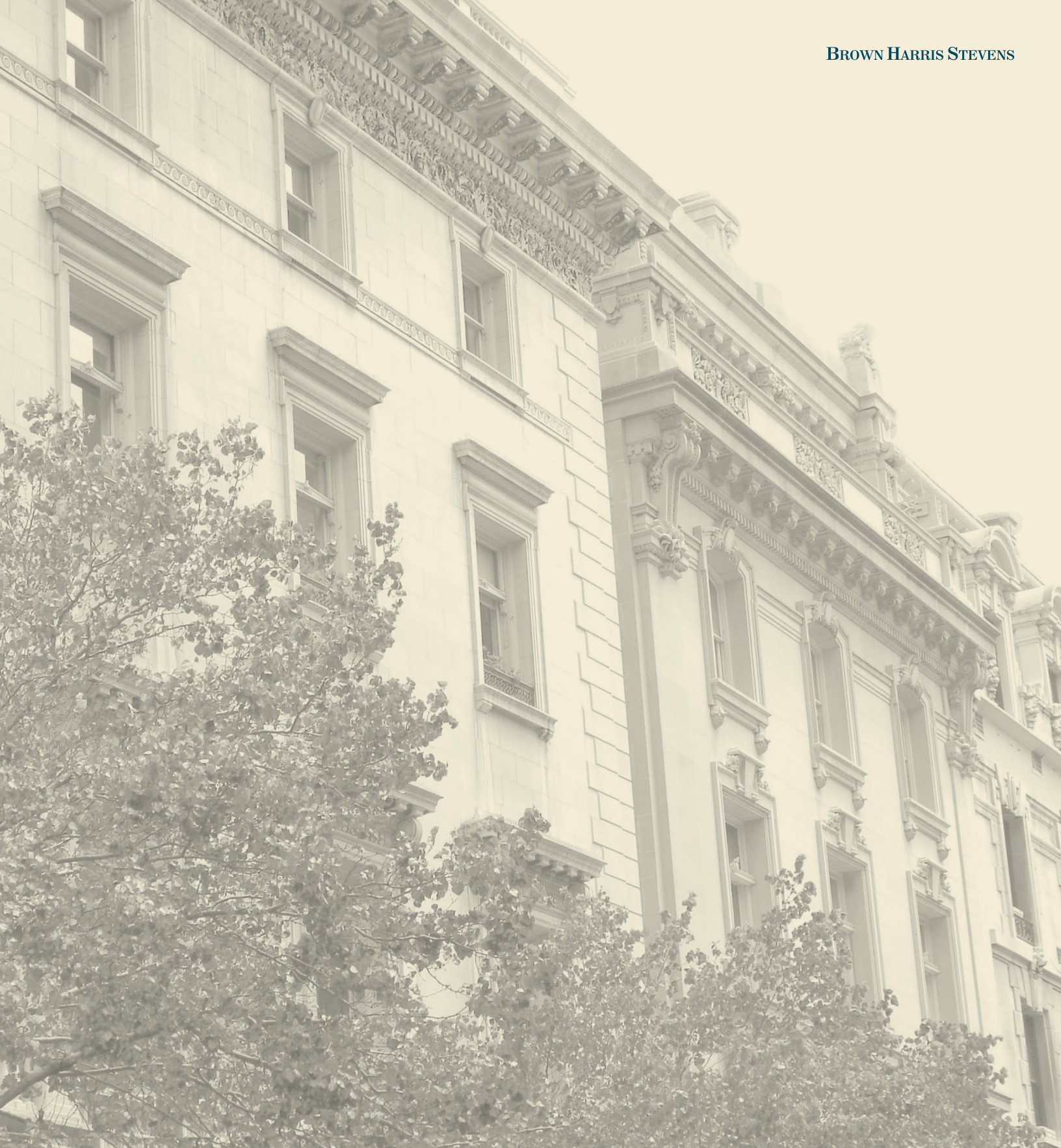
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**PARK AVENUE**

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**