

BROWN HARRIS STEVENS

Established 1873

New York City Townhouse Market Report

Second Half 2005



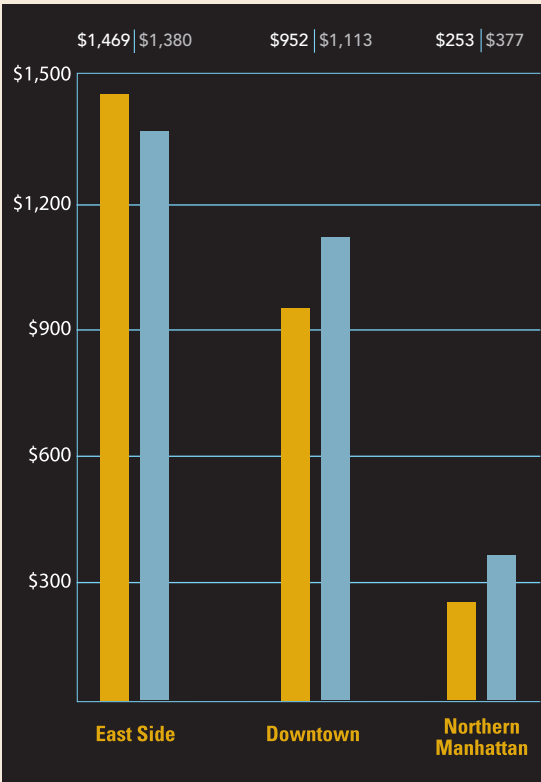
MANHATTAN

Median Sales Price

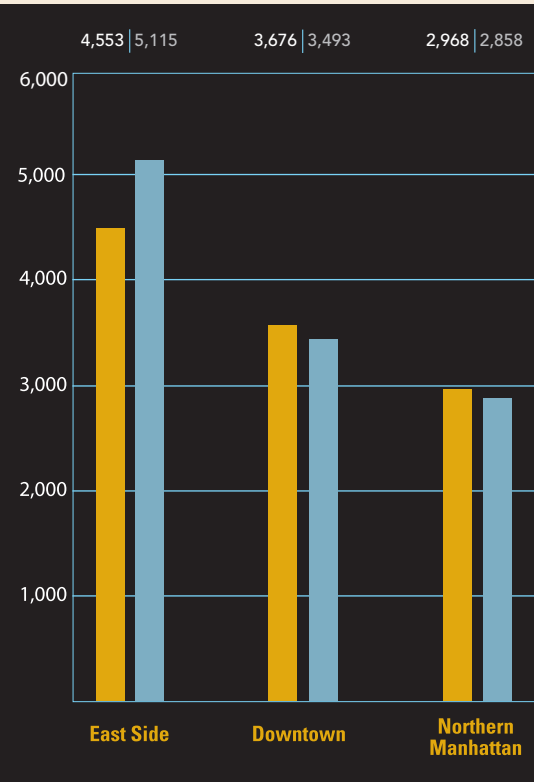
The townhouse market continued to show great strength during the second half of 2005. The median price on the East Side reached \$6.95 million, an 11% improvement from a year ago. Activity in this market included a \$30 million sale on East 64th Street; the highest sale price recorded during the second half of the year. Also of note was a 14% increase in the median price Downtown, which was aided by a \$9.1 million sale in Greenwich Village. The median price of a townhouse in Northern Manhattan reached \$975,000; 34% higher than 2004's second half and the highest increase of any market area. There were not enough West Side townhouse sales for a valid comparison.

	EAST SIDE	DOWNTOWN	NORTHERN MANHATTAN
2nd Half 04	\$6,250,000	\$3,037,500	\$729,000
2nd Half 05	\$6,950,000	\$3,475,000	\$975,000
% Change	11%	14%	34%

Median Price per Square Foot



Median Square Footage



2nd Half 04 2nd Half 05

2nd Half 04 2nd Half 05

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	15-Aug-05	\$21,500,000	6,324	\$3,400	20 x 65	20 x 100	5	1	Y
	East 64th Street	25-Aug-05	\$30,000,000	10,774	\$2,784	35 x 67	35 x 100	5	1	Y
	East 64th Street	05-Dec-05	\$26,250,000	9,384	\$2,797	25 x 66	25 x 100	5	1	Y
	East 74th Street	20-Oct-05	\$11,720,000	9,933	\$1,180	21 x 60	21 x 102	6	2	Y
	East 78th Street	06-Jul-05	\$8,100,000	4,407	\$1,838	15 x 70	15 x 102	4	1	N
	East 93rd Street	11-Aug-05	\$7,750,000	5,866	\$1,321	20 x 55	20 x 101	5	1	N
Between Madison Ave. & Park Ave.	East 74th Street	24-Aug-05	\$11,133,861	6,028	\$1,847	20 x 55	20 x 102	5	1	Y
	East 81st Street	29-Nov-05	\$6,950,000	5,115	\$1,359	20 x 46	20 x 102	5	4	N
	East 91st Street	04-Aug-05	\$5,900,000	4,276	\$1,380	18 x 64	18 x 101	4	4	N
Between Park Ave. & Lexington Ave.	East 61st Street	04-Aug-05	\$8,200,000	5,700	\$1,439	19 x 50	19 x 100	6	1	Y
Between Lexington Ave. & Third Ave.	East 63rd Street	29-Aug-05	\$3,825,000	2,640	\$1,449	12 x 50	12 x 100	4	1	N
Between Third Ave. & Second Ave.	East 62nd Street	04-Aug-05	\$3,750,000	3,068	\$1,222	18 x 40	18 x 63	4	2	N
	East 63rd Street	01-Sep-05	\$4,700,000	5,585	\$842	25 x 53	25 x 100	3	2	N
	East 68th Street	15-Sep-05	\$3,700,000	3,072	\$1,204	17 x 48	17 x 100	4	1	N
Between First Ave. & York Ave.	East 84th Street	09-Nov-05	\$4,075,000	3,000	\$1,358	16 x 50	16 x 102	3	2	N
Between 91st & 92nd Street	Lexington Avenue	12-Aug-05	\$3,725,000	3,800	\$980	19 x 50	19 x 50	4	1	N
	Park Avenue	22-Jul-05	\$4,875,000	2,880	\$1,693	16 x 45	16 x 70	5	1	N

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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 Central Park West & Columbus Ave.	West 68th Street	30-Sep-05	\$7,950,000	5,344	\$1,488	18 x 60	18 x 100	5	1	Y
	West 91st Street	09-Dec-05	\$3,600,000	5,645	\$638	19 x 55	19 x 101	5	4	N
Between Broadway & West End Ave.	West 101st Street	06-Jul-05	\$3,274,000	4,972	\$658	17 x 81	17 x 104	4	4	N
	West 92nd Street	25-Jul-05	\$4,500,000	3,240	\$1,389	18 x 56	18 x 101	3	1	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 Street	28-Dec-05	\$4,450,000	5,395	\$825	19 x 48	19 x 100	4	1	N
Between Second Ave. & First Ave.	East 51st Street	16-Dec-05	\$4,287,500	3,240	\$1,323	19 x 45	19 x 100	3	1	N
	East 51st Street	14-Dec-05	\$3,150,000	2,178	\$1,446	19 x 32	19 x 100	2	2	N
Between Ninth Ave. & Tenth Ave.	West 44th Street	01-Sep-05	\$3,800,000	3,840	\$990	20 x 48	20 x 100	3	3	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 19th Street	01-Nov-05	\$3,200,000	2,432	\$1,316	16 x 38	16 x 70	4	2	N
	West 20th Street	03-Aug-05	\$5,415,000	3,506	\$1,544	17 x 56	17 x 92	4	2	N
	West 21st Street	03-Aug-05	\$4,250,000	3,700	\$1,149	22 x 48	22 x 104	3	2	N
	West 22nd Street	15-Sep-05	\$3,325,000	3,540	\$939	20 x 41	20 x 99	4	4	N
	West 22nd Street	20-Jul-05	\$2,400,000	2,548	\$942	17 x 40	17 x 49	4	4	N
East Village	East 6th Street	03-Aug-05	\$4,350,000	4,748	\$916	20 x 60	20 x 82	4	3	N
	East 7th Street	08-Aug-05	\$2,025,000	3,578	\$566	23 x 42	23 x 91	4	4	N
Greenwich Village	Sullivan Street	09-Aug-05	\$5,400,000	3,600	\$1,500	20 x 44	20 x 100	4	3	N
	West 12th Street	17-Oct-05	\$9,100,000	6,725	\$1,353	25 x 52	25 x 106	5	3	N
Lower East Side	Delancey Street	15-Sep-05	\$1,650,000	4,400	\$375	22 x 75	22 x 75	2	3	N
Murray Hill/Kips Bay	East 31st Street	27-Jul-05	\$3,350,000	3,308	\$1,013	16 x 50	16 x 99	4	2	N
	East 35th Street	27-Sep-05	\$1,500,000	2,436	\$616	12 x 52	12 x 99	4	4	N
	East 35th Street	04-Nov-05	\$1,675,000	2,436	\$688	12 x 52	12 x 99	4	4	N
Soho	Crosby Street	06-Jul-05	\$5,400,000	10,000	\$540	25 x 65	25 x 69	6	1	N
Tribeca	Harrison Street	31-Oct-05	\$3,600,000	2,801	\$1,285	25 x 40	25 x 63	4	2	N
	Reade Street	31-Oct-05	\$7,825,000	6,600	\$1,186	25 x 54	25 x 54	6	1	N
West Village	Bank Street	24-Aug-05	\$8,350,000	3,306	\$2,526	25 x 42	25 x 81	2	2	N
	Bedford Street	11-Jul-05	\$3,250,000	1,920	\$1,693	13 x 40	13 x 57	3	1	N
	West 11th Street	16-Dec-05	\$3,150,000	1,620	\$1,944	21 x 30	21 x 37	4	3	N
	West 12th Street	01-Jul-05	\$1,600,000	2,880	\$556	20 x 44	20 x 77	4	3	N
	West 12th Street	07-Nov-05	\$3,750,000	3,480	\$1,078	21 x 40	21 x 103	3	2	N
	West 13th Street	21-Jul-05	\$4,450,000	3,840	\$1,159	20 x 42	20 x 103	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
East Harlem	East 101st Street	16-Sep-05	\$1,593,050	3,392	\$470	16 x 50	16 x 75	4	1	N
	East 109th Street	31-Oct-05	\$2,200,000	3,400	\$647	21 x 42	25 x 126	4	4	N
	East 117th Street	15-Nov-05	\$1,500,000	3,404	\$441	17 x 45	17 x 101	4	4	N
	East 118th Street	26-Jul-05	\$800,000	2,250	\$356	17 x 45	17 x 101	3	4	N
	East 118th Street	28-Oct-05	\$1,100,000	4,567	\$241	22 x 30	25 x 101	3	1	N
	East 119th Street	23-Aug-05	\$850,000	3,061	\$278	17 x 45	17 x 101	4	3	N
	East 119th Street	05-Aug-05	\$765,000	2,768	\$276	17 x 45	17 x 101	2	3	N
	East 120th Street	01-Sep-05	\$1,100,000	3,091	\$356	19 x 54	19 x 101	4	4	N
	East 120th Street	22-Jul-05	\$580,000	1,180	\$492	20 x 56	20 x 101	4	4	N
	East 120th Street	14-Jul-05	\$530,000	2,254	\$235	22 x 45	22 x 101	3	4	N
	East 120th Street	04-Oct-05	\$950,000	3,029	\$314	19 x 40	19 x 101	4	4	N
	East 126th Street	19-Jul-05	\$1,400,000	2,922	\$479	19 x 50	19 x 99	3	4	N
	Lexington Avenue	21-Nov-05	\$905,000	2,595	\$349	14 x 45	14 x 60	4	4	N
	Madison Avenue	01-Dec-05	\$850,000	2,463	\$345	16 x 50	16 x 75	4	4	N
Fort George	Wadsworth Avenue	26-Oct-05	\$660,000	1,810	\$365	20 x 30	24 x 95	3	2	N
Hamilton Heights/ Sugar Hill	Hamilton Terrace	16-Sep-05	\$2,150,000	3,564	\$603	17 x 50	17 x 100	4	2	N
	Hamilton Terrace	31-Aug-05	\$895,000	4,100	\$218	19 x 50	19 x 100	4	2	N
	Hamilton Terrace	05-Oct-05	\$1,500,000	4,100	\$366	19 x 50	19 x 100	4	2	N
	St Nicholas Avenue	04-Nov-05	\$1,440,000	2,660	\$541	20 x 40	20 x 50	3	3	N
	St Nicholas Avenue	31-Aug-05	\$1,425,000	3,238	\$440	19 x 46	19 x 55	4	1	N
	St Nicholas Avenue	22-Dec-05	\$1,750,000	4,014	\$436	21 x 60	21 x 80	4	2	N
	Sylvan Terrace	21-Sep-05	\$725,000	1,500	\$483	21 x 25	21 x 34	3	2	N
	West 143rd Street	26-Sep-05	\$1,935,150	4,192	\$462	18 x 56	18 x 100	3	1	N
	West 150th Street	01-Aug-05	\$350,000	1,424	\$246	17 x 35	17 x 100	3	2	N
Harlem	Edgecombe Avenue	02-Aug-05	\$235,000	1,755	\$134	18 x 37	22 x 54	3	3	N
	West 113th Street	27-Jul-05	\$1,750,000	2,940	\$595	18 x 50	18 x 101	3	3	N
	West 116th Street	26-Oct-05	\$995,000	3,264	\$305	17 x 50	17 x 92	3	2	N
	West 119th Street	08-Aug-05	\$1,680,000	3,351	\$501	18 x 60	18 x 101	4	4	N
	West 120th Street	10-Aug-05	\$1,775,000	3,011	\$590	17 x 65	17 x 101	4	2	N
	West 121st Street	18-Aug-05	\$649,990	2,652	\$245	17 x 49	17 x 101	3	4	N
	West 121st Street	23-Nov-05	\$1,650,000	2,652	\$622	17 x 49	17 x 101	4	4	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 122nd Street	12-Sep-05	\$1,450,000	2,850	\$509	19 x 50	19 x 101	4	4	N
	West 123rd Street	07-Oct-05	\$1,400,000	3,360	\$417	14 x 60	14 x 101	5	4	N
	West 126th Street	29-Sep-05	\$1,250,000	2,646	\$472	17 x 50	17 x 100	3	3	N
	West 126th Street	21-Oct-05	\$901,000	2,865	\$314	19 x 50	19 x 100	4	4	N
	West 126th Street	04-Nov-05	\$650,990	3,366	\$193	19 x 65	19 x 100	3	2	N
	West 127th Street	21-Nov-05	\$1,850,000	2,418	\$765	19 x 53	19 x 100	4	4	N
	West 128th Street	15-Jul-05	\$910,000	2,808	\$324	12 x 55	12 x 100	3	1	N
	West 132nd Street	18-Aug-05	\$675,000	2,208	\$306	16 x 50	16 x 100	3	4	N
	West 132nd Street	28-Oct-05	\$1,500,000	2,792	\$537	18 x 50	18 x 100	4	4	N
	West 132nd Street	04-Nov-05	\$900,000	2,208	\$408	16 x 50	16 x 100	3	4	N
	West 132nd Street	18-Oct-05	\$1,340,000	2,814	\$476	19 x 50	19 x 100	4	3	N
	West 133rd Street	29-Dec-05	\$955,000	3,400	\$281	16 x 50	16 x 100	4	3	N
	West 137th Street	28-Sep-05	\$915,000	3,328	\$275	16 x 52	16 x 100	3	1	N
	West 138th Street	29-Sep-05	\$1,270,000	2,724	\$466	17 x 64	17 x 100	3	4	N
	West 140th Street	25-Jul-05	\$707,000	2,250	\$314	15 x 50	15 x 100	4	2	N
	West 150th Street	13-Sep-05	\$890,000	2,282	\$390	17 x 53	17 x 100	4	4	N
Inwood	Ft. Charles Place	28-Nov-05	\$378,000	972	\$389	18 x 24	29 x 103	2	1	N
Washington Heights	West 157th Street	19-Sep-05	\$1,750,000	3,524	\$497	31 x 31	50 x 100	3	3	N
	West 159th Street	18-Nov-05	\$300,000	2,400	\$125	15 x 40	15 x 100	4	1	N
	West 162nd Street	23-Aug-05	\$1,252,000	3,952	\$317	18 x 52	18 x 112	3	2	N
	West 166th Street	22-Nov-05	\$879,000	3,087	\$285	22 x 45	25 x 99	2	2	N

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BROOKLYN

	Street/Avenue *	Date Sold	Price	SqFt **	Price PSF	Building Dimensions	Lot Dimensions	Floors**	Units**
Brooklyn Heights	College Place	15-Sep-05	\$2,575,000	2,200	\$1,170	20 x 66	20 x 82	2	1
	Columbia Place	26-Jul-05	\$2,450,000	n/a	n/a	24 x 33	38 x 33	3	1
	Joralemon Street	07-Sep-05	\$2,325,000	5,000	\$465	33 x 62	33 x 63	3	3
	State Street	11-Jul-05	\$3,100,000	3,304	\$938	19 x 42	19 x 100	3	1
	State Street	30-Sep-05	\$1,850,000	3,000	\$617	20 x 40	20 x 110	3	2
	Willow Place	14-Dec-05	\$3,100,000	4,735	\$655	47 x 35	48 x 80	3	1
	Willow Street	01-Jul-05	\$4,250,000	4,000	\$1,063	25 x 40	26 x 101	4	2
Carroll Gardens	2nd Place	15-Nov-05	\$1,850,000	3,593	\$515	23 x 59	23 x 100	3	4
	2nd Place	30-Aug-05	\$1,850,000	4,000	\$463	25 x 40	25 x 100	4	4
	2nd Place	20-Jul-05	\$2,400,000	6,000	\$400	25 x 50	25 x 100	4	4
	2nd Street	14-Oct-05	\$1,120,000	2,352	\$476	20 x 38	20 x 90	2	2
	3rd Place	29-Sep-05	\$1,265,500	2,000	\$633	17 x 40	17 x 100	2	2
	3rd Place	28-Dec-05	\$1,850,000	3,586	\$516	20 x 38	40 x 100	3	4
	3rd Place	18-Oct-05	\$1,450,000	4,500	\$322	25 x 45	25 x 100	4	4
	3rd Street	24-Aug-05	\$505,000	2,380	\$212	18 x 40	18 x 90	3	3
	Carroll Street	23-Nov-05	\$2,025,000	2,960	\$684	17 x 50	17 x 100	3	2
	Carroll Street	21-Sep-05	\$1,950,000	3,750	\$520	25 x 50	25 x 100	4	4
	Clinton Street	07-Sep-05	\$600,000	1,995	\$301	19 x 35	19 x 90	3	2
	Clinton Street	28-Sep-05	\$1,255,000	2,520	\$498	20 x 45	20 x 70	3	3
	Henry Street	29-Sep-05	\$780,000	2,700	\$289	20 x 45	20 x 75	3	3
	Huntington Street	22-Nov-05	\$1,100,000	2,109	\$522	20 x 37	20 x 100	2	2
	President Street	17-Aug-05	\$1,150,000	2,185	\$526	16 x 45	16 x 98	2	2
	Sackett Street	18-Nov-05	\$1,260,000	3,120	\$404	20 x 40	20 x 100	3	2
	Sackett Street	04-Oct-05	\$1,350,000	3,306	\$408	19 x 40	19 x 100	3	3
	West 9th Street	04-Nov-05	\$899,000	2,079	\$432	16 x 45	17 x 100	3	3
	West 9th Street	14-Nov-05	\$1,350,000	2,100	\$643	20 x 35	20 x 84	3	3

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BROOKLYN

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Cobble Hill	Amity Street	30-Sep-05	\$2,800,000	5,000	\$560	25 x 50	25 x 100	3	4
	Butler Street	08-Aug-05	\$1,795,000	3,800	\$472	25 x 38	25 x 100	3	2
	Butler Street	16-Nov-05	\$1,775,000	3,800	\$467	25 x 38	25 x 100	3	3
	Cheever Place	20-Jul-05	\$1,860,000	3,200	\$581	20 x 40	20 x 88	3	2
	Clinton Street	13-Jul-05	\$1,750,109	2,424	\$722	16 x 36	16 x 75	3	2
	Clinton Street	28-Sep-05	\$4,500,000	5,000	\$900	25 x 50	25 x 90	3	4
	Hicks Street	14-Jul-05	\$500,000	3,000	\$167	15 x 49	15 x 88	4	4
Park Slope	10th Street	14-Jul-05	\$997,500	3,205	\$311	30 x 45	30 x 110	2	1
	10th Street	05-Oct-05	\$923,500	2,104	\$439	17 x 40	17 x 100	2	2
	10th Street	10-Aug-05	\$1,350,000	2,376	\$568	17 x 40	17 x 100	2	2
	10th Street	22-Dec-05	\$800,000	2,280	\$351	20 x 30	20 x 100	2	2
	10th Street	21-Oct-05	\$1,200,000	2,018	\$595	18 x 40	18 x 100	3	1
	10th Street	15-Dec-05	\$1,850,000	4,100	\$451	20 x 50	20 x 92	3	2
	10th Street	01-Nov-05	\$1,950,000	4,100	\$476	20 x 50	20 x 92	3	2
	11th Street	01-Jul-05	\$1,650,000	2,358	\$700	18 x 45	18 x 100	2	1
	11th Street	19-Sep-05	\$450,000	2,200	\$205	21 x 35	21 x 100	2	1
	11th Street	21-Jul-05	\$530,000	1,114	\$476	14 x 45	14 x 62	2	2
	11th Street	18-Nov-05	\$1,200,000	2,182	\$550	17 x 40	17 x 100	2	2
	11th Street	21-Jul-05	\$2,000,000	4,126	\$485	30 x 60	30 x 100	2	2
	11th Street	01-Dec-05	\$800,000	1,248	\$641	17 x 30	17 x 100	3	2
	11th Street	11-Aug-05	\$1,150,000	2,736	\$420	19 x 48	19 x 64	3	3
	12th Street	03-Nov-05	\$680,000	1,936	\$351	16 x 35	16 x 100	2	2
	12th Street	11-Jul-05	\$900,000	1,812	\$497	18 x 30	18 x 100	2	2
	12th Street	19-Oct-05	\$940,000	1,764	\$533	19 x 33	19 x 100	2	2
	12th Street	01-Nov-05	\$925,000	1,911	\$484	20 x 25	25 x 100	2	2
	12th Street	09-Aug-05	\$855,000	2,568	\$333	18 x 36	18 x 80	3	2
	12th Street	23-Sep-05	\$1,075,000	2,295	\$468	17 x 45	17 x 70	3	3
	13th Street	25-Jul-05	\$1,194,000	2,144	\$557	17 x 36	17 x 100	2	2
	13th Street	08-Dec-05	\$925,000	972	\$952	18 x 25	22 x 75	2	2
	13th Street	25-Aug-05	\$900,000	1,620	\$556	18 x 30	21 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	14th Street	15-Nov-05	\$610,000	1,750	\$349	17 x 38	20 x 100	2	1
	14th Street	19-Oct-05	\$625,000	1,125	\$556	15 x 28	15 x 91	2	2
	14th Street	18-Nov-05	\$586,011	1,200	\$488	16 x 28	16 x 88	2	2
	14th Street	09-Sep-05	\$1,725,000	2,340	\$737	18 x 45	18 x 100	2	2
	14th Street	16-Sep-05	\$755,000	3,124	\$242	22 x 34	25 x 100	3	2
	15th Street	20-Aug-05	\$490,000	2,280	\$215	20 x 40	20 x 100	3	3
	1st Street	03-Oct-05	\$1,850,000	1,872	\$988	17 x 39	17 x 100	2	2
	1st Street	18-Jul-05	\$1,775,000	2,670	\$665	18 x 45	18 x 100	2	2
	1st Street	29-Jul-05	\$3,575,000	4,920	\$727	21 x 50	21 x 100	3	1
	2nd Street	28-Jul-05	\$1,527,500	3,249	\$470	18 x 50	18 x 100	2	2
	2nd Street	06-Sep-05	\$1,675,000	2,980	\$562	20 x 50	20 x 100	2	2
	3rd Avenue	18-Aug-05	\$401,700	1,020	\$394	17 x 30	17 x 78	2	1
	3rd Avenue	05-Dec-05	\$640,000	1,800	\$356	20 x 45	20 x 70	2	1
	3rd Avenue	06-Jul-05	\$661,200	1,950	\$339	18 x 40	18 x 80	2	3
	3rd Street	07-Sep-05	\$2,800,000	2,850	\$982	20 x 50	20 x 95	3	1
	3rd Street	12-Sep-05	\$2,875,000	3,900	\$737	20 x 50	20 x 95	3	2
	3rd Street	01-Dec-05	\$2,175,000	3,960	\$549	22 x 45	22 x 90	3	3
	3rd Street	30-Nov-05	\$1,500,000	4,152	\$361	20 x 43	20 x 95	4	2
	4th Street	09-Nov-05	\$1,850,000	3,384	\$547	20 x 50	20 x 95	3	2
	6th Avenue	19-Jul-05	\$1,400,000	1,920	\$729	16 x 43	16 x 81	2	2
	6th Avenue	27-Oct-05	\$1,480,000	4,160	\$356	20 x 52	20 x 70	4	4
	7th Avenue	07-Jul-05	\$2,100,000	3,120	\$673	20 x 35	20 x 90	3	3
	7th Street	08-Aug-05	\$1,845,000	2,850	\$647	30 x 100	40 x 100	2	1
	7th Street	21-Nov-05	\$1,600,000	2,820	\$567	20 x 45	20 x 100	2	3
	8th Street	11-Nov-05	\$375,000	1,810	\$207	18 x 30	20 x 80	2	2
	8th Street	05-Aug-05	\$1,100,000	2,533	\$434	17 x 25	22 x 100	2	2
	8th Street	15-Dec-05	\$1,100,000	2,511	\$438	19 x 40	19 x 100	3	3
	8th Street	14-Nov-05	\$950,000	2,700	\$352	19 x 50	19 x 90	3	3
	9th Street	05-Aug-05	\$1,200,000	3,120	\$385	20 x 48	20 x 80	2	3
	9th Street	21-Jul-05	\$1,940,000	2,560	\$758	16 x 40	16 x 72	3	1
	9th Street	19-Oct-05	\$1,650,000	3,672	\$449	20 x 50	20 x 80	3	2
	9th Street	28-Nov-05	\$1,648,000	3,312	\$498	18 x 45	18 x 82	3	3

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BROOKLYN

	Street/Avenue *	Date Sold	Price	SqFt **	Price PSF	Building Dimensions	Lot Dimensions	Floors**	Units**
Park Slope	Carroll Street	20-Oct-05	\$1,495,000	3,130	\$478	17 x 45	17 x 100	3	4
	De Graw Street	01-Dec-05	\$800,000	2,565	\$312	19 x 45	19 x 100	3	3
	Dean Street	04-Oct-05	\$1,195,000	1,968	\$607	12 x 45	25 x 80	3	2
	Dean Street	30-Aug-05	\$1,300,000	3,040	\$428	20 x 38	20 x 100	3	3
	Degraw Street	13-Dec-05	\$1,100,000	3,072	\$358	20 x 50	20 x 98	3	3
	Garfield Place	28-Jul-05	\$2,651,000	3,904	\$679	20 x 48	20 x 100	3	2
	Montgomery Place	14-Jul-05	\$4,050,000	5,240	\$773	20 x 50	20 x 100	4	3
	Park Place	16-Aug-05	\$2,200,000	4,160	\$529	20 x 45	20 x 100	3	3
	President Street	26-Aug-05	\$1,470,000	3,168	\$464	18 x 45	18 x 100	3	4
	Prospect Place	13-Dec-05	\$1,670,000	2,700	\$619	20 x 45	20 x 100	2	2
	Prospect Place	29-Sep-05	\$1,800,000	3,600	\$500	20 x 45	20 x 100	3	2
	Sackett Street	06-Oct-05	\$775,000	2,565	\$302	20 x 45	20 x 70	3	2
	St Johns Place	12-Sep-05	\$2,900,000	1,800	\$1,611	20 x 45	20 x 100	3	1
	St Marks Avenue	04-Aug-05	\$1,645,000	2,352	\$699	21 x 40	21 x 80	2	2
	St Marks Place	01-Nov-05	\$999,000	2,700	\$370	20 x 45	20 x 100	3	3
	Union Street	15-Dec-05	\$2,350,000	4,216	\$557	20 x 55	20 x 95	3	2
	Warren Street	07-Sep-05	\$1,450,000	2,880	\$503	20 x 36	20 x 100	3	3
	Warren Street	02-Aug-05	\$2,025,000	2,880	\$703	20 x 36	40 x 100	3	3
Prospect Heights	Lincoln Place	30-Aug-05	\$899,000	n/a	n/a	16 x 55	25 x 55	3	2
	Park Place	08-Jul-05	\$1,400,000	2,503	\$559	25 x 50	25 x 131	2	1
	Prospect Place	23-Aug-05	\$1,670,000	3,000	\$557	20 x 50	20 x 131	2	3
	Prospect Place	29-Jul-05	\$845,000	2,660	\$318	19 x 35	19 x 82	3	2
	St Marks Avenue	30-Sep-05	\$1,700,000	3,200	\$531	20 x 40	20 x 78	3	2
	St Marks Avenue	22-Dec-05	\$1,415,000	2,520	\$562	20 x 42	20 x 100	3	4
	Underhill Avenue	04-Aug-05	\$650,000	2,407	\$270	18 x 45	18 x 100	3	4

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