

HALSTEAD

2004 Townhouse Sales Report

MANHATTAN

HALSTEAD.COM

East Side

| Address* | Date Sold | Price | SqFt** | Price PSF | Building | | Lot | | Floors | Units |
|----------------------|------------|--------------|--------|-----------|----------|-------|-------|-------|--------|-------|
| | | | | | Width | Depth | Width | Depth | | |
| 114 East 61st Street | 6/2/2004 | \$4,350,000 | 5,076 | \$857 | 19 x | 82 | 18 x | 101 | 4 | 2 |
| 116 East 61st Street | 4/2/2004 | \$4,150,000 | 4,000 | \$1,038 | 18 x | 58 | 18 x | 100 | 4 | 1 |
| 118 East 61st Street | 8/31/2004 | \$10,310,000 | 5,775 | \$1,785 | 19 x | 85 | 19 x | 100 | 5 | 1 |
| 228 East 61st Street | 4/14/2004 | \$3,805,000 | 4,600 | \$827 | 20 x | 50 | 20 x | 100 | 4 | 2 |
| 117 East 62nd Street | 8/20/2004 | \$4,275,000 | 3,392 | \$1,260 | 16 x | 53 | 16 x | 67 | 4 | 1 |
| 134 East 62nd Street | 6/3/2004 | \$4,950,000 | 5,661 | \$874 | 19 x | 50 | 19 x | 100 | 5 | 1 |
| 213 East 62nd Street | 8/27/2004 | \$6,800,000 | 3,708 | \$1,834 | 18 x | 53 | 18 x | 100 | 4 | 1 |
| 229 East 62nd Street | 4/19/2004 | \$3,600,000 | 3,507 | \$1,027 | 17 x | 38 | 17 x | 62 | 4 | 1 |
| 242 East 62nd Street | 5/20/2004 | \$4,300,000 | 4,239 | \$1,014 | 17 x | 100 | 17 x | 100 | 5 | 3 |
| 367 East 62nd Street | 6/2/2004 | \$2,628,750 | 2,432 | \$1,081 | 16 x | 38 | 16 x | 68 | 3 | 1 |
| 33 East 63rd Street | 2/11/2004 | \$5,575,000 | 6,000 | \$929 | 20 x | 55 | 20 x | 100 | 5 | 1 |
| 141 East 63rd Street | 2/9/2004 | \$3,075,000 | 3,000 | \$1,025 | 12 x | 54 | 12 x | 54 | 5 | 1 |
| 161 East 63rd Street | 10/12/2004 | \$8,150,000 | 5,320 | \$1,532 | 20 x | 53 | 20 x | 100 | 5 | 1 |
| 167 East 63rd Street | 6/30/2004 | \$5,600,000 | 4,400 | \$1,273 | 20 x | 50 | 20 x | 91 | 2 | 1 |
| 22 East 64th Street | 7/14/2004 | \$17,625,000 | 8,600 | \$2,049 | 25 x | 65 | 25 x | 100 | 6 | 1 |
| 130 East 64th Street | 3/22/2004 | \$4,950,000 | 3,860 | \$1,282 | 15 x | 65 | 15 x | 100 | 4 | 1 |
| 180 East 64th Street | 4/27/2004 | \$9,800,000 | 4,176 | \$2,347 | 20 x | 73 | 20 x | 100 | 4 | 1 |
| 181 East 64th Street | 8/6/2004 | \$4,500,000 | 2,703 | \$1,665 | 15 x | 46 | 15 x | 100 | 4 | 1 |
| 14 East 67th Street | 2/23/2004 | \$22,319,188 | 14,626 | \$1,526 | 48 x | 65 | 48 x | 100 | 6 | 1 |
| 12 East 68th Street | 3/16/2004 | \$8,200,000 | 9,060 | \$905 | 20 x | 59 | 20 x | 100 | 6 | 1 |
| 232 East 68th Street | 3/16/2004 | \$3,700,000 | 3,456 | \$1,071 | 18 x | 48 | 18 x | 100 | 3 | 1 |

* Includes only 1-3 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.

Neighborhood boundaries are as follows: East Side: 59th-96th Street, Fifth Avenue to the East River; West Side: 59th-110th Street, Hudson River to West of Fifth Avenue; Downtown: South of 34th Street; Midtown: 34th to 58th Street; Northern Manhattan: North of 96th Street on the East Side, and 110th Street on the West Side.

East Side

| Address* | Date Sold | Price | SqFt** | Price PSF | Building | | Lot | | Floors | Units |
|----------------------|-----------|--------------|--------|-----------|----------|-------|-------|-------|--------|-------|
| | | | | | Width | Depth | Width | Depth | | |
| 143 East 69th Street | 6/30/2004 | \$4,650,000 | 3,560 | \$1,306 | 17 | x 55 | 17 | x 100 | 4 | 1 |
| 324 East 69th Street | 2/25/2004 | \$2,895,000 | 3,040 | \$952 | 16 | x 40 | 16 | x 77 | 3 | 2 |
| 340 East 69th Street | 2/20/2004 | \$2,986,000 | 2,880 | \$1,037 | 17 | x 42 | 17 | x 77 | 4 | 1 |
| 161 East 70th Street | 1/9/2004 | \$6,500,000 | 5,532 | \$1,175 | 20 | x 58 | 20 | x 100 | 4 | 1 |
| 169 East 70th Street | 4/20/2004 | \$5,750,000 | 5,411 | \$1,063 | 17 | x 60 | 17 | x 101 | 5 | 1 |
| 119 East 71st Street | 9/8/2004 | \$7,100,000 | 9,000 | \$789 | 20 | x 100 | 20 | x 102 | 5 | 2 |
| 210 East 72nd Street | 12/9/2004 | \$5,400,000 | 3,676 | \$1,469 | 17 | x 52 | 17 | x 102 | 4 | 1 |
| 216 East 72nd Street | 7/1/2004 | \$4,375,000 | 4,553 | \$961 | 17 | x 66 | 17 | x 66 | 4 | 1 |
| 107 East 73rd Street | 8/12/2004 | \$13,100,000 | 10,850 | \$1,207 | 21 | x 86 | 21 | x 86 | 6 | 1 |
| 126 East 73rd Street | 3/2/2004 | \$9,687,500 | 6,820 | \$1,420 | 19 | x 73 | 19 | x 73 | 5 | 1 |
| 127 East 73rd Street | 3/16/2004 | \$13,000,000 | 9,574 | \$1,358 | 22 | x 88 | 22 | x 102 | 6 | 1 |
| 39 East 74th Street | 1/13/2004 | \$6,700,000 | 6,028 | \$1,111 | 20 | x 55 | 20 | x 102 | 5 | 1 |
| 133 East 74th Street | 11/3/2004 | \$5,750,000 | 4,930 | \$1,166 | 17 | x 100 | 17 | x 60 | 5 | 1 |
| 354 East 74th Street | 3/2/2004 | \$2,050,000 | 2,169 | \$945 | 20 | x 35 | 20 | x 51 | 3 | 2 |
| 59 East 77th Street | 4/5/2004 | \$6,800,000 | 6,750 | \$1,007 | 20 | x 102 | 20 | x 102 | 5 | 1 |
| 75 East 77th Street | 4/19/2004 | \$5,400,000 | 7,625 | \$708 | 25 | x 95 | 25 | x 102 | 4 | 3 |
| 77 East 77th Street | 5/19/2004 | \$6,750,000 | 2,550 | \$2,647 | 25 | x 94 | 25 | x 102 | 2 | 1 |
| 16 East 78th Street | 1/13/2004 | \$8,400,000 | 8,400 | \$1,000 | 17 | x 60 | 17 | x 102 | 5 | 1 |
| 113 East 78th Street | 4/8/2004 | \$7,375,000 | 6,270 | \$1,176 | 19 | x 66 | 19 | x 102 | 5 | 1 |
| 119 East 79th Street | 3/2/2004 | \$8,250,000 | 4,460 | \$1,850 | 20 | x 55 | 20 | x 102 | 5 | 2 |
| 8 East 80th Street | 3/2/2004 | \$14,750,000 | 7,914 | \$1,864 | 20 | x 74 | 20 | x 102 | 5 | 2 |

* Includes only 1-3 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.

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East Side

| Address* | Date Sold | Price | SqFt** | Price PSF | Building | | Lot | | Floors | Units |
|----------------------|-----------|--------------|--------|-----------|----------|-------|-------|-------|--------|-------|
| | | | | | Width | Depth | Width | Depth | | |
| 14 East 82nd Street | 3/16/2004 | \$8,000,000 | 10,058 | \$795 | 22 | x 71 | 22 | x 102 | 6 | 1 |
| 159 East 82nd Street | 4/22/2004 | \$3,300,000 | 3,420 | \$965 | 19 | x 45 | 19 | x 84 | 4 | 2 |
| 447 East 84th Street | 2/18/2004 | \$3,050,000 | 3,360 | \$908 | 18 | x 46 | 18 | x 102 | 3 | 2 |
| 514 East 89th Street | 8/17/2004 | \$2,815,000 | 2,430 | \$1,158 | 19 | x 48 | 19 | x 100 | 2 | 1 |
| 25 East 92nd Street | 8/9/2004 | \$14,000,000 | 7,395 | \$1,893 | 20 | x 68 | 20 | x 100 | 4 | 1 |
| 48 East 92nd Street | 7/15/2004 | \$24,500,000 | 14,414 | \$1,700 | 40 | x 73 | 40 | x 100 | 5 | 1 |
| 57 East 92nd Street | 5/24/2004 | \$5,911,000 | 5,000 | \$1,182 | 17 | x 54 | 17 | x 100 | 5 | 1 |
| 60 East 92nd Street | 2/20/2004 | \$4,000,000 | 4,500 | \$889 | 15 | x 60 | 15 | x 100 | 4 | 2 |
| 177 East 94th Street | 6/1/2004 | \$3,125,000 | 3,653 | \$855 | 19 | x 48 | 19 | x 100 | 4 | 3 |
| 166 East 95th Street | 8/10/2004 | \$3,250,000 | 3,456 | \$940 | 19 | x 48 | 19 | x 101 | 4 | 1 |
| 144 East End Avenue | 5/4/2004 | \$2,695,000 | 2,850 | \$946 | 18 | x 35 | 18 | x 46 | 4 | 2 |
| 813 Park Avenue | 6/4/2004 | \$14,300,000 | 15,444 | \$926 | 25 | x 60 | 25 | x 75 | 12 | 3 |
| 1145 Park Avenue | 9/30/2004 | \$7,150,000 | 3,600 | \$1,986 | 16 | x 45 | 16 | x 70 | 4 | 1 |
| 1211 Park Avenue | 9/9/2004 | \$4,275,000 | 5,160 | \$828 | 20 | x 52 | 20 | x 69 | 4 | 1 |
| 1217 Park Avenue | 6/16/2004 | \$3,800,000 | 4,000 | \$950 | 20 | x 55 | 20 | x 55 | 4 | 1 |

Number of East Side Sales: 57

Average Price: \$6,921,095

Average Price PSF: \$1,234

* Includes only 1-3 family dwellings.

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West Side

| Address* | Date Sold | Price | SqFt** | Price PSF | Building | | Lot | | Floors | Units |
|-----------------------|------------|-------------|--------|-----------|----------|-------|-------|-------|--------|-------|
| | | | | | Width | Depth | Width | Depth | | |
| 248 Central Park West | 1/23/2004 | \$7,500,000 | 6,685 | \$1,122 | 20 | x 57 | 20 | x 100 | 4 | 1 |
| 311 West 102nd Street | 2/10/2004 | \$3,357,000 | 4,008 | \$838 | 20 | x 56 | 20 | x 100 | 3 | 1 |
| 321 West 104th Street | 8/2/2004 | \$3,751,000 | 4,500 | \$834 | 20 | x 55 | 20 | x 100 | 4 | 2 |
| 15 West 70th Street | 8/4/2004 | \$6,300,000 | 6,468 | \$974 | 20 | x 60 | 20 | x 100 | 4 | 1 |
| 230 West 78th Street | 12/19/2004 | \$2,995,000 | 3,400 | \$881 | 17 | x 50 | 17 | x 102 | 4 | 3 |
| 9 West 82nd Street | 3/31/2004 | \$5,825,000 | 7,000 | \$832 | 23 | x 62 | 23 | x 102 | 5 | 3 |
| 118 West 87th Street | 6/21/2004 | \$4,250,000 | 4,456 | \$954 | 20 | x 54 | 20 | x 54 | 4 | 2 |
| 137 West 87th Street | 3/4/2004 | \$3,250,000 | 3,560 | \$913 | 14 | x 55 | 14 | x 100 | 4 | 2 |
| 15 West 89th Street | 6/29/2004 | \$6,500,000 | 4,408 | \$1,475 | 19 | x 58 | 19 | x 100 | 5 | 2 |
| 61 West 90th Street | 7/1/2004 | \$5,500,000 | 5,000 | \$1,100 | 18 | x 53 | 18 | x 100 | 4 | 3 |
| 157 West 91st Street | 6/24/2004 | \$2,500,000 | 4,172 | \$599 | 17 | x 50 | 17 | x 100 | 4 | 1 |
| 37 West 94th Street | 4/27/2004 | \$5,000,000 | 4,138 | \$1,208 | 17 | x 53 | 18 | x 53 | 4 | 1 |
| 126 West 95th Street | 7/9/2004 | \$3,525,000 | 2,250 | \$1,567 | 15 | x 55 | 15 | x 100 | 3 | 2 |
| 140 West 95th Street | 2/3/2004 | \$3,150,000 | 2,700 | \$1,167 | 18 | x 50 | 18 | x 100 | 3 | 3 |

Number of West Side Sales: 14

Average Price: \$4,528,786

Average Price PSF: \$1,033

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Downtown

| Address* | Date Sold | Price | SqFt** | Price PSF | Building | | Lot | | Floors | Units |
|----------------------|------------|-------------|--------|-----------|----------|-------|-------|-------|--------|-------|
| | | | | | Width | Depth | Width | Depth | | |
| 141 Allen Street | 3/9/2004 | \$1,288,000 | 2,280 | \$565 | 20 | x 38 | 20 | x 70 | 3 | 2 |
| 48 Bank Street | 4/13/2004 | \$3,700,000 | 3,440 | \$1,076 | 20 | x 91 | 20 | x 91 | 2 | 1 |
| 56 Bank Street | 11/9/2004 | \$3,025,000 | 2,880 | \$1,050 | 20 | x 36 | 20 | x 42 | 3 | 1 |
| 71 Bedford Street | 5/3/2004 | \$2,900,000 | 3,200 | \$906 | 20 | x 40 | 20 | x 80 | 4 | 2 |
| 387 Bleecker Street | 9/20/2004 | \$2,600,000 | 1,700 | \$1,529 | 15 | x 26 | 15 | x 33 | 3 | 2 |
| 54 Charles Street | 7/27/2004 | \$4,925,000 | 5,000 | \$985 | 20 | x 60 | 20 | x 95 | 4 | 1 |
| 66 Charles Street | 10/5/2004 | \$3,750,000 | 2,880 | \$1,302 | 19 | x 40 | 19 | x 49 | 4 | 1 |
| 68 Charles Street | 2/9/2004 | \$3,295,000 | 3,000 | \$1,098 | 18 | x 40 | 18 | x 49 | 4 | 2 |
| 85 Charles Street | 3/31/2004 | \$4,110,000 | 3,984 | \$1,032 | 20 | x 35 | 20 | x 48 | 6 | 1 |
| 37 Charlton Street | 10/20/2004 | \$5,500,000 | 3,972 | \$1,385 | 25 | x 40 | 25 | x 100 | 3 | 3 |
| 44 Commerce Street | 6/28/2004 | \$2,600,000 | 2,756 | \$943 | 21 | x 35 | 21 | x 78 | 3 | 3 |
| 346 East 15th Street | 2/20/2004 | \$1,500,000 | 5,198 | \$289 | 21 | x 55 | 21 | x 103 | 4 | 1 |
| 310 East 18th Street | 10/27/2004 | \$5,108,000 | 5,048 | \$1,012 | 21 | x 64 | 21 | x 78 | 4 | 2 |
| 316 East 18th Street | 10/21/2004 | \$3,380,000 | 3,680 | \$918 | 20 | x 46 | 20 | x 78 | 3 | 1 |
| 322 East 18th Street | 6/21/2004 | \$4,100,000 | 3,860 | \$1,062 | 21 | x 46 | 21 | x 46 | 4 | 2 |
| 143 East 19th Street | 3/5/2004 | \$5,000,000 | 4,240 | \$1,179 | 20 | x 53 | 20 | x 53 | 4 | 1 |
| 150 East 22nd Street | 9/14/2004 | \$2,116,000 | 3,700 | \$572 | 20 | x 90 | 20 | x 98 | 3 | 1 |
| 217 East 31th street | 7/29/2004 | \$2,600,000 | 3,332 | \$780 | 17 | x 49 | 17 | x 100 | 4 | 2 |
| 245 East 32nd Street | 8/31/2004 | \$3,402,000 | 4,074 | \$835 | 17 | x 46 | 17 | x 98 | 5 | 1 |
| 310 East 9th Street | 8/24/2004 | \$3,000,000 | 6,875 | \$436 | 25 | x 55 | 25 | x 55 | 5 | 3 |
| 1 Grove Court | 3/25/2004 | \$2,050,000 | 1,260 | \$1,627 | 14 | x 24 | 14 | x 24 | 3 | 1 |

* Includes only 1-3 family dwellings.

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Downtown

| Address* | Date Sold | Price | SqFt** | Price PSF | Building | | Lot | | Floors | Units |
|----------------------|------------|-------------|--------|-----------|----------|-------|-------|-------|--------|-------|
| | | | | | Width | Depth | Width | Depth | | |
| 12 St Lukes Place | 6/29/2004 | \$6,100,000 | 5,796 | \$1,052 | 21 | x 52 | 21 | x 100 | 3 | 1 |
| 115 Waverly Place | 4/15/2004 | \$6,250,000 | 3,780 | \$1,653 | 18 | x 50 | 18 | x 100 | 5 | 1 |
| 34 West 11th Street | 4/22/2004 | \$4,800,000 | 4,488 | \$1,070 | 22 | x 42 | 22 | x 94 | 3 | 1 |
| 129 West 11th Street | 5/26/2004 | \$5,800,000 | 5,000 | \$1,160 | 22 | x 55 | 22 | x 103 | 5 | 1 |
| 228 West 11th Street | 10/6/2004 | \$8,775,000 | 4,000 | \$2,194 | 25 | x 95 | 25 | x 48 | 4 | 2 |
| 157 West 12th Street | 5/20/2004 | \$3,400,000 | 3,200 | \$1,063 | 20 | x 40 | 20 | x 103 | 3 | 2 |
| 237 West 12th Street | 2/27/2004 | \$2,500,000 | 1,803 | \$1,387 | 19 | x 38 | 19 | x 38 | 3 | 2 |
| 275 West 12th Street | 10/25/2004 | \$2,850,000 | 2,454 | \$1,161 | 22 | x 31 | 22 | x 31 | 2 | 3 |
| 330 West 12th Street | 4/30/2004 | \$3,110,069 | 2,600 | \$1,196 | 20 | x 34 | 20 | x 34 | 4 | 2 |
| 210 West 20th Street | 8/31/2004 | \$3,050,000 | 3,672 | \$831 | 25 | x 36 | 25 | x 83 | 5 | 3 |
| 233 West 20th Street | 8/5/2004 | \$1,450,000 | 1,152 | \$1,259 | 14 | x 30 | 26 | x 75 | 5 | 2 |
| 332 West 20th Street | 12/1/2004 | \$4,005,000 | 3,072 | \$1,304 | 16 | x 48 | 16 | x 92 | 3 | 1 |
| 350 West 22nd Street | 4/23/2004 | \$3,300,000 | 5,800 | \$569 | 20 | x 58 | 20 | x 58 | 5 | 2 |
| 446 West 22nd Street | 2/19/2004 | \$2,525,000 | 3,120 | \$809 | 15 | x 52 | 15 | x 72 | 4 | 2 |
| 258 West 24th Street | 3/30/2004 | \$2,640,000 | 2,500 | \$1,056 | 16 | x 50 | 16 | x 98 | 4 | 1 |
| 260 West 24th Street | 4/29/2004 | \$3,495,000 | 3,900 | \$896 | 16 | x 50 | 16 | x 98 | 4 | 2 |
| 15 West 9th Street | 3/10/2004 | \$4,500,000 | 3,800 | \$1,184 | 17 | x 60 | 17 | x 60 | 5 | 3 |
| 15 West 9th Street | 8/25/2004 | \$4,700,000 | 3,800 | \$1,237 | 17 | x 60 | 17 | x 60 | 5 | 3 |

Number of Downtown Sales: 39

Average Price: \$3,671,771

Average Price PSF: \$1,068

* Includes only 1-3 family dwellings.

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Midtown

| Address* | Date Sold | Price | SqFt** | Price PSF | Building | | Lot | | Floors | Units |
|----------------------|------------|-------------|--------|-----------|----------|-------|-------|-------|--------|-------|
| | | | | | Width | Depth | Width | Depth | | |
| 244 East 32nd Street | 2/26/2004 | \$1,457,000 | 3,960 | \$368 | 19 | x 44 | 19 | x 99 | 4 | 2 |
| 124 East 37th Street | 4/2/2004 | \$2,150,000 | 4,155 | \$517 | 19 | x 49 | 19 | x 49 | 6 | 2 |
| 244 East 49th Street | 5/24/2004 | \$3,900,000 | 3,760 | \$1,037 | 19 | x 48 | 19 | x 100 | 4 | 1 |
| 307 East 51st Street | 5/25/2004 | \$2,650,000 | 2,753 | \$963 | 17 | x 43 | 17 | x 85 | 4 | 1 |
| 241 East 52nd Street | 6/18/2004 | \$2,950,000 | 2,700 | \$1,093 | 15 | x 45 | 15 | x 45 | 4 | 1 |
| 453 Second Avenue | 4/19/2004 | \$1,300,000 | 2,880 | \$451 | 18 | x 40 | 18 | x 40 | 4 | 1 |
| 439 West 43rd Street | 11/10/2004 | \$2,500,000 | 3,312 | \$755 | 18 | x 46 | 18 | x 100 | 3 | 2 |
| 430 West 44th Street | 4/19/2004 | \$2,050,000 | 2,840 | \$722 | 20 | x 48 | 20 | x 96 | 4 | 3 |
| 443 West 44th Street | 8/1/2004 | \$2,185,000 | 4,600 | \$475 | 20 | x 46 | 20 | x 100 | 4 | 3 |

Number of Midtown Sales: 9

Average Price: \$2,349,111

Average Price PSF: \$709

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Northern Manhattan

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|-----------------------|------------|-------------|--------|-----------|----------|-------|-------|-------|--------|-------|
| | | | | | Width | Depth | Width | Depth | | |
| 3688 Broadway | 1/7/2004 | \$740,000 | 3,776 | \$196 | 16 | x 53 | 16 | x 78 | 3 | 3 |
| 330 Convent Avenue | 5/24/2004 | \$1,272,000 | 5,756 | \$221 | 25 | x 55 | 25 | x 95 | 4 | 2 |
| 408 Convent Avenue | 9/10/2004 | \$875,000 | 3,536 | \$247 | 17 | x 52 | 17 | x 75 | 3 | 2 |
| 166 East 117th Street | 9/28/2004 | \$400,000 | 2,040 | \$196 | 17 | x 42 | 17 | x 100 | 2 | 1 |
| 412 East 117th Street | 4/15/2004 | \$635,000 | 3,000 | \$212 | 16 | x 45 | 16 | x 100 | 3 | 3 |
| 421 East 118th Street | 2/25/2004 | \$470,000 | 2,250 | \$209 | 16 | x 45 | 16 | x 60 | 3 | 3 |
| 424 East 119th Street | 3/5/2004 | \$485,000 | 2,430 | \$200 | 18 | x 45 | 18 | x 100 | 2 | 2 |
| 62 East 131st Street | 3/26/2004 | \$360,000 | 2,628 | \$137 | 18 | x 50 | 18 | x 100 | 4 | 1 |
| 196 Edgecombe Avenue | 3/1/2004 | \$740,000 | 3,184 | \$232 | 18 | x 42 | 18 | x 97 | 3 | 2 |
| 15 Ft Charles Place | 11/29/2004 | \$375,000 | 3,846 | \$98 | 36 | x 30 | 44 | x 80 | 3 | 1 |
| 1 Hamilton Terrace | 4/1/2004 | \$790,000 | 2,295 | \$344 | 18 | x 45 | 18 | x 60 | 3 | 1 |
| 1 Hamilton Terrace | 8/2/2004 | \$999,000 | 2,295 | \$435 | 18 | x 60 | 18 | x 45 | 3 | 1 |
| 20 Hamilton Terrace | 3/17/2004 | \$600,000 | 3,840 | \$156 | 16 | x 52 | 16 | x 100 | 3 | 1 |
| 39 Hamilton Terrace | 8/24/2004 | \$1,850,000 | 3,933 | \$470 | 20 | x 61 | 20 | x 98 | 4 | 3 |
| 387 Manhattan Avenue | 8/17/2004 | \$835,000 | 2,214 | \$377 | 18 | x 40 | 18 | x 50 | 3 | 2 |
| 549 Manhattan Avenue | 9/14/2004 | \$975,000 | 3,360 | \$290 | 15 | x 56 | 15 | x 74 | 3 | 1 |
| 312 West 115th Street | 8/31/2004 | \$990,000 | 3,468 | \$285 | 16 | x 100 | 16 | x 52 | 3 | 1 |
| 113 West 118th Street | 5/7/2004 | \$1,750,000 | 3,750 | \$467 | 20 | x 66 | 20 | x 100 | 4 | 3 |
| 206 West 122nd Street | 8/17/2004 | \$1,100,000 | 2,550 | \$431 | 15 | x 58 | 15 | x 100 | 4 | 2 |
| 218 West 122nd Street | 9/8/2004 | \$1,100,000 | 3,400 | \$324 | 15 | x 60 | 15 | x 100 | 4 | 1 |
| 21 West 127th Street | 9/8/2004 | \$811,937 | 2,811 | \$289 | 18 | x 50 | 18 | x 100 | 3 | 3 |

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Northern Manhattan

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|-----------------------|------------|-------------|--------|-----------|----------|-------|-------|-------|--------|-------|
| | | | | | Width | Depth | Width | Depth | | |
| 6 West 128th Street | 6/30/2004 | \$650,000 | 2,808 | \$231 | 13 | x 55 | 13 | x 100 | 3 | 1 |
| 145 West 129th Street | 3/31/2004 | \$375,000 | 3,200 | \$117 | 17 | x 50 | 17 | x 100 | 3 | 1 |
| 136 West 130th Street | 4/15/2004 | \$1,225,000 | 3,108 | \$394 | 20 | x 99 | 20 | x 59 | 4 | 2 |
| 232 West 138th Street | 7/27/2004 | \$1,450,000 | 3,729 | \$389 | 21 | x 58 | 21 | x 100 | 3 | 1 |
| 504 West 141st Street | 3/8/2004 | \$700,000 | 3,644 | \$192 | 22 | x 40 | 25 | x 100 | 3 | 3 |
| 504 West 141st Street | 11/15/2004 | \$750,000 | 3,644 | \$206 | 22 | x 40 | 25 | x 99 | 3 | 3 |
| 470 West 142nd Street | 6/30/2004 | \$990,000 | 4,049 | \$245 | 16 | x 53 | 16 | x 100 | 4 | 2 |
| 426 West 147th Street | 6/29/2004 | \$2,000,000 | 3,072 | \$651 | 19 | x 52 | 19 | x 52 | 4 | 2 |
| 612 West 147th Street | 7/29/2004 | \$1,025,000 | 2,880 | \$356 | 16 | x 45 | 16 | x 45 | 4 | 3 |
| 405 West 148th Street | 5/14/2004 | \$975,000 | 4,784 | \$204 | 20 | x 55 | 20 | x 99 | 4 | 2 |
| 458 West 152nd Street | 8/2/2004 | \$690,000 | 2,400 | \$288 | 16 | x 50 | 17 | x 100 | 3 | 3 |
| 517 West 152nd Street | 3/16/2004 | \$425,000 | 2,925 | \$145 | 20 | x 45 | 30 | x 100 | 4 | 3 |
| 519 West 158th Street | 1/27/2004 | \$500,000 | 3,000 | \$167 | 20 | x 50 | 20 | x 100 | 3 | 2 |
| 521 West 158th Street | 3/16/2004 | \$748,500 | 1,530 | \$489 | 20 | x 50 | 20 | x 100 | 2 | 2 |
| 559 West 159th Street | 7/20/2004 | \$525,000 | 2,400 | \$219 | 15 | x 40 | 15 | x 99 | 4 | 1 |
| 426 West 160th Street | 7/12/2004 | \$1,300,000 | 3,600 | \$361 | 18 | x 50 | 18 | x 100 | 4 | 2 |
| 432 West 162nd Street | 8/5/2004 | \$400,000 | 3,972 | \$101 | 19 | x 52 | 19 | x 98 | 4 | 2 |
| 441 West 162nd Street | 3/25/2004 | \$950,000 | 4,056 | \$234 | 20 | x 52 | 20 | x 113 | 4 | 1 |
| 444 West 162nd Street | 9/22/2004 | \$1,395,000 | 3,328 | \$419 | 16 | x 52 | 16 | x 96 | 4 | 2 |
| 466 West 166th Street | 11/4/2004 | \$290,000 | 3,087 | \$94 | 21 | x 45 | 25 | x 100 | 2 | 2 |
| 503 West 168th Street | 2/18/2004 | \$530,000 | 3,800 | \$139 | 21 | x 45 | 25 | x 95 | 3 | 3 |

* Includes only 1-3 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.

Neighborhood boundaries are as follows: East Side: 59th-96th Street, Fifth Avenue to the East River; West Side: 59th-110th Street, Hudson River to West of Fifth Avenue; Downtown: South of 34th Street; Midtown: 34th to 58th Street; Northern Manhattan: North of 96th Street on the East Side, and 110th Street on the West Side.

Northern Manhattan

| Address* | Date Sold | Price | SqFt** | Price PSF | Building | | Lot | | Floors | Units |
|-----------------------|------------|-----------|--------|-----------|----------|-------|-------|-------|--------|-------|
| | | | | | Width | Depth | Width | Depth | | |
| 656 West 170th Street | 3/26/2004 | \$965,000 | 3,200 | \$302 | 18 x | 40 | 18 x | 90 | 3 | 1 |
| 170 West 225th Street | 11/30/2004 | \$350,000 | 2,352 | \$149 | 21 x | 56 | 25 x | 100 | 2 | 2 |
| 142 West 228th Street | 5/20/2004 | \$365,000 | 3,500 | \$104 | 25 x | 40 | 86 x | 100 | 3 | 1 |
| 163 West 228th Street | 9/15/2004 | \$472,500 | 4,440 | \$106 | 37 x | 40 | 37 x | 90 | 3 | 2 |

Number of Northern Manhattan Sales: 46

Average Price: \$830,412

Average Price PSF: \$263

* Includes only 1-3 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.

Neighborhood boundaries are as follows: East Side: 59th-96th Street, Fifth Avenue to the East River; West Side: 59th-110th Street, Hudson River to West of Fifth Avenue; Downtown: South of 34th Street; Midtown: 34th to 58th Street; Northern Manhattan: North of 96th Street on the East Side, and 110th Street on the West Side.