

CONDO SALES REPORT

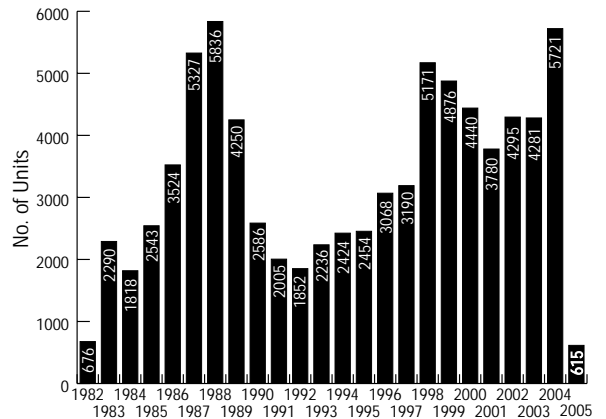
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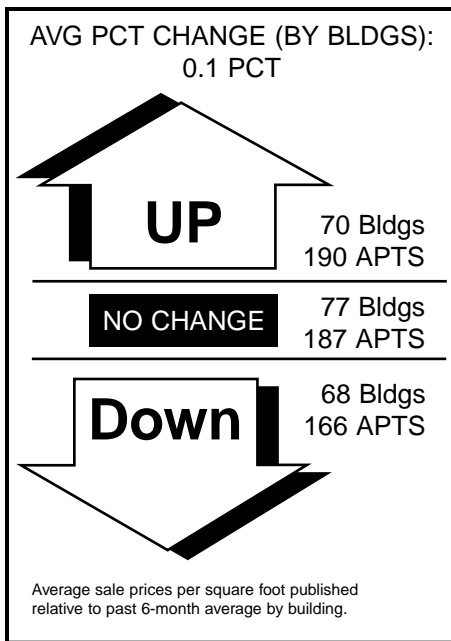
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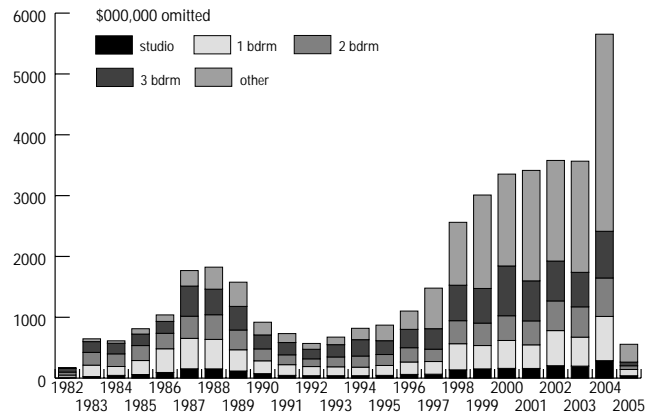
Total Number of Units Sold By Year Through February 2005



Market Activity

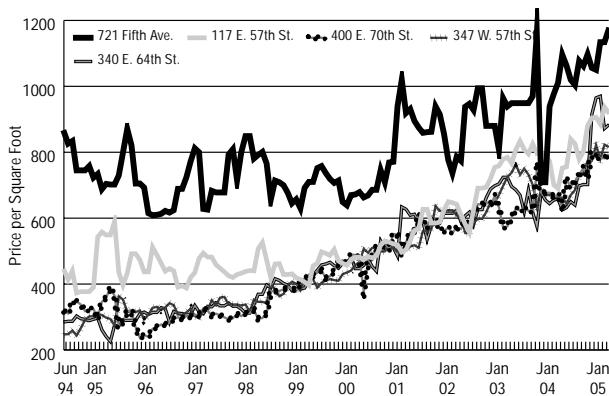


Condo Sales Total \$ By Apt. Type Apartment prices through February 2005

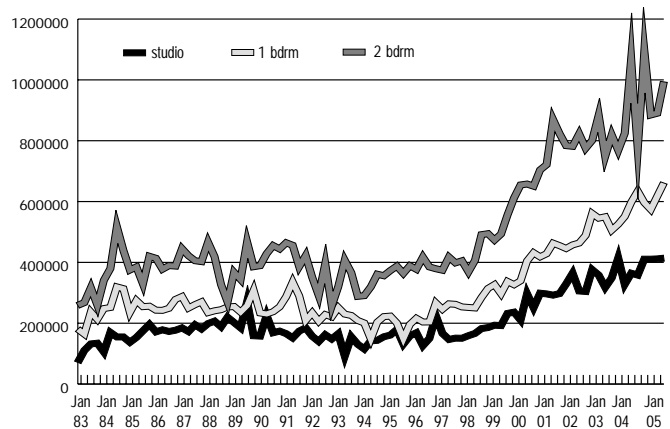


Market Trends

The moving 6-mo. avg. for 5 buildings



Avg. Apt. Prices By Unit Type Through February 2005



CONDO SALES REPORT

Comparison of Current Publication sales with 6 months sales period

BUILDING	Current publ		6 months period			BUILDING	Current publ		6 months period		
	APTS SOLD	AVG \$PSF	APTS SOLD	AVG \$PSF	%CHG		APTS SOLD	AVG \$PSF	APTS SOLD	AVG \$PSF	%CHG
\$2000+ psf						250 W. 88th St.	2	912	3	869	4.9 pct
181 E. 65th St.	1	2,072	2	1,837	12.8 pct	404 E. 76th St.	4	910	13	915	-0.5 pct
\$1900+ psf						236 E. 47th St.	1	908	10	830	9.4 pct
25 Columbus Circle	2	1,984	8	1,878	5.6 pct	500 W. 43rd St.	1	907	8	860	5.5 pct
\$1800+ psf						40 E. 94th St.	1	905	3	722	25.3 pct
15 E. 69th St.	1	1,891	1	1,891		104 W. 70th St.	1	902	6	949	-5.0 pct
\$1500+ psf						106 Central Park South	4	900	17	863	4.3 pct
279 Central Park West	2	1,555	3	1,457	6.7 pct	\$800+ psf					
188 E. 78th St.	1	1,507	3	1,479	1.9 pct	250 E. 54th St.	3	899	14	888	1.2 pct
\$1400+ psf						1 Irving Place	2	898	23	939	-4.4 pct
157 E. 74th St.	1	1,445	1	1,445		150 Nassau St.	4	897	15	840	6.8 pct
610 Park Ave.	1	1,434	4	1,414	1.4 pct	166 E. 63rd St.	2	894	6	839	6.6 pct
47 E. 91st St.	1	1,429	4	1,753	-18.5 pct	2 Columbus Ave.	1	893	3	1,098	-18.7 pct
160 Central Park South	6	1,409	8	1,360	3.6 pct	460 E. 79th St.	4	892	6	980	-9.0 pct
\$1300+ psf						200 E. 32nd St.	1	892	3	932	-4.3 pct
1 Central Park West	1	1,385	11	1,438	-3.7 pct	345 E. 80th St.	5	890	9	847	5.1 pct
62 Cooper Sq.	1	1,312	1	836	56.9 pct	151 W. 17th St.	2	886	6	922	-3.9 pct
\$1200+ psf						240 E. 41st St.	4	885	9	771	14.8 pct
302 W. 12th St.	2	1,297	5	1,293	0.3 pct	200 E. 89th St.	2	884	11	808	9.4 pct
30 E. 76th St.	1	1,296	3	1,051	23.3 pct	330 E. 38th St.	8	882	26	868	1.6 pct
321 W. 13th St.	1	1,279	1	1,162	10.1 pct	140 Seventh Ave.	1	880	3	848	3.8 pct
111 W. 67th St.	4	1,250	23	1,191	5.0 pct	100 U.N. Plaza	6	876	13	900	-2.7 pct
25 Central Park West	3	1,249	6	1,188	5.1 pct	150 W. 56th St.	1	872	12	927	-5.9 pct
188 E. 64th St.	1	1,206	5	1,146	5.2 pct	25 West Houston St.	4	870	16	815	6.7 pct
\$1100+ psf						360 E. 88th St.	2	863	6	817	5.6 pct
429 Greenwich St.	1	1,195	2	1,235	-3.2 pct	201 W. 72nd St.	1	863	4	865	-0.2 pct
66 Leonard St.	1	1,186	3	1,098	8.0 pct	129 W. 20th St.	2	857	2	857	
583-587 Broadway	1	1,185	1	1,185		275 W. 96th St.	1	856	8	838	2.1 pct
845 U.N. Plaza	5	1,183	29	1,097	7.8 pct	225 W. 83rd St.	2	852	10	863	-1.3 pct
386 Columbus Ave.	1	1,169	1	1,169		200 E. 69th St.	1	851	7	891	-4.5 pct
1965 Broadway	5	1,169	12	1,077	8.5 pct	425 Fifth Ave.	10	850	35	868	-2.1 pct
188 E. 70th St.	7	1,151	10	1,087	5.9 pct	377 Rector Place	7	846	9	806	5.0 pct
176 W. 86th St.	3	1,146	7	1,265	-9.4 pct	2770 Broadway	20	844	21	852	-0.9 pct
721 Fifth Ave.	1	1,131	9	1,173	-3.6 pct	43 W. 61st St.	1	842	4	815	3.3 pct
308 E. 72nd St.	2	1,119	4	1,200	-6.8 pct	7 Hubert St.	3	840	16	1,032	-18.6 pct
143 Ave. B	1	1,103	4	1,094	0.8 pct	120 E. 90th St.	3	837	4	777	7.7 pct
\$1000+ psf						43 W. 64th St.	1	837	7	1,010	-17.1 pct
65 E. 96th St.	1	1,093	2	1,063	2.8 pct	222 W. 14th St.	1	835	3	741	12.7 pct
201 E. 80th St.	1	1,088	4	1,006	8.2 pct	155 W. 68th St.	3	833	4	833	
444 E. 57th St.	1	1,086	1	1,086		54 W. 74th St.	1	832	3	798	4.3 pct
62 W. 62nd St.	1	1,083	5	908	19.3 pct	380 Rector Place	1	830	3	801	3.6 pct
5 E. 22nd St.	9	1,055	28	1,031	2.3 pct	405 Greenwich St.	1	828	1	828	
220 Riverside Blvd.	5	1,048	26	1,020	2.7 pct	110 W. 86th St.	1	825	3	879	-6.1 pct
426 West Broadway	1	1,045	1	1,045		253 W. 73rd St.	3	824	9	811	1.6 pct
395 Broadway	1	1,043	3	889	17.3 pct	347 W. 57th St.	3	822	6	816	0.7 pct
240 E. 10th St.	2	1,040	4	1,034	0.6 pct	77 W. 55th St.	1	822	2	862	-4.6 pct
157 W. 74th St.	1	1,020	1	1,020		155 E. 38th St.	1	818	1	818	
401 Hudson St.	1	1,012	3	1,016	-0.4 pct	400 E. 70th St.	6	812	13	794	2.3 pct
421 E. 60th St.	2	1,011	10	1,055	-4.2 pct	186 W. 80th St.	2	811	8	893	-9.2 pct
3 Lincoln Center	3	1,005	14	990	1.5 pct	320 E. 54th St.	2	800	2	800	
161 W. 61st St.	3	1,001	3	1,001		\$700+ psf					
530 E. 76th St.	3	1,000	8	900	11.1 pct	178-184 E. 2nd St.	1	796	4	807	-1.4 pct
\$900+ psf						200 E. 65th St.	1	796	3	1,130	-29.6 pct
270 W. 17th St.	3	995	7	1,016	-2.1 pct	400 E. 54th St.	3	792	9	792	
26 E. 63rd St.	1	994	2	1,115	-10.9 pct	340-350 W. 57th St.	2	789	17	807	-2.2 pct
188 E. 76th St.	1	993	1	993		250 E. 40th St.	2	789	10	689	14.5 pct
45 E. 25th St.	1	983	4	995	-1.2 pct	630 First Ave.	3	788	18	777	1.4 pct
252 Seventh Ave.	9	979	19	994	-1.5 pct	52 Park Ave.	1	786	1	786	
422 E. 72nd St.	4	968	10	859	12.7 pct	145 E. 48th St.	3	785	13	817	-3.9 pct
2109 Broadway	5	964	12	996	-3.2 pct	211 W. 71st St.	2	784	4	876	-10.5 pct
250 E. 30th St.	1	964	4	836	15.3 pct	255 E. 49th St.	1	782	2	714	9.5 pct
20 W. 64th St.	2	963	6	931	3.4 pct	3 Worldwide Plaza	1	778	7	757	2.8 pct
25 Battery Place	2	960	4	943	1.8 pct	35 E. 38th St.	2	776	9	773	0.4 pct
301 W. 57th St.	1	959	12	953	0.6 pct	225 E. 46th St.	1	775	1	775	
400 E. 51st St.	1	959	2	926	3.6 pct	445 Fifth Ave.	1	772	5	772	
150 Columbus Ave.	1	948	4	1,090	-13.0 pct	57 W. 58th St.	1	770	3	789	-2.4 pct
299 W. 12th St.	1	944	1	944		415 E. 37th St.	10	768	25	787	-2.4 pct
1441 Third Ave.	1	944	2	908	4.0 pct	159 W. 53rd St.	3	767	8	745	3.0 pct
77 Park Ave.	1	943	2	986	-4.4 pct	200 Bowery	1	767	1	767	
146 W. 57th St.	4	941	14	939	0.2 pct	275 & 295 Greenwich St.	2	765	14	814	-6.0 pct
301 E. 79th St.	4	930	15	884	5.2 pct	215 W. 95th St.	2	763	7	760	0.4 pct
80 Park Ave.	3	927	9	863	7.4 pct	1760 Second Ave.	1	762	10	816	-6.6 pct
200 Riverside Blvd.	9	921	31	942	-2.2 pct	171 E. 84th St.	1	760	4	812	-6.4 pct
65 W. 13th St.	1	921	4	920	0.1 pct	170 E. 87th St.	3	759	10	799	-5.0 pct
340 E. 64th St.	4	918	11	883	4.0 pct	300 W. 53rd St.	3	753	5	755	-0.3 pct
220 E. 65th St.	6	915	24	907	0.9 pct	210 E. 47th St.	3	749	9	728	2.9 pct
						270 Broadway	4	747	11	700	6.7 pct
						155 E. 34th St.	2	744	6	726	2.5 pct
						201 E. 36th St.	3	742	11	696	6.6 pct
						2 Worldwide Plaza	10	741	22	770	-3.8 pct
						240 East Houston St.	1	739	2	774	-4.5 pct
						455 E. 86th St.	1	733	3	844	-13.2 pct
						30 W. 90th St.	1	733	4	779	-5.9 pct
						250 South End Ave.	1	732	5	597	22.6 pct
						330 E. 49th St.	4	730	12	730	
						372 Central Park West	3	729	8	725	0.6 pct
						200 E. 58th St.	1	726	4	695	4.5 pct

275 & 295 Greenwich St.

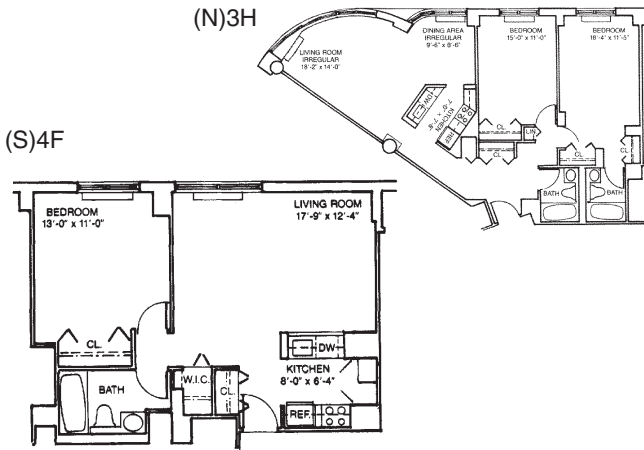
Greenwich Court

11 floors, 261 apts
blt 1986 as condo

Bldg Stats	Avg	High	Low
\$/sf	814	1,004	671
\$/rm	202,841	363,636	100,000

stats include 14 of the apts sold from 09/01/04 to 02/28/05

Apt	(S)4F	(N)3H
Date	01/14/05	01/21/05
Price	521,000	750,000
Sq Ft	607	1,117
\$/sf	858	671
Rooms	2.5	3.5
\$/rm	208,400	214,285



303 Greenwich St.

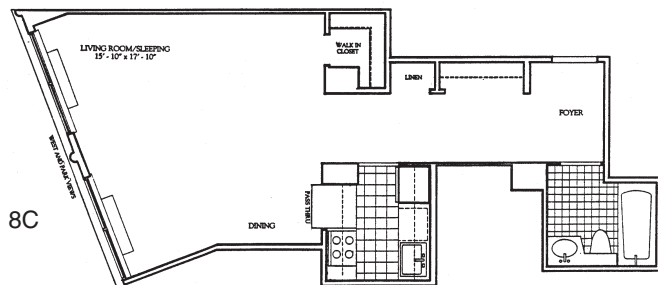
Dalton on Greenwich

10 floors, 84 apts
blt 1987 as condo

Bldg Stats	Avg	High	Low
\$/sf	757	845	628
\$/rm	186,128	201,813	170,000

stats include 3 of the apts sold from 09/01/04 to 02/28/05

Apt	8C
Date	01/14/05
Price	340,000
Sq Ft	541
\$/sf	628
Rooms	2.0
\$/rm	170,000



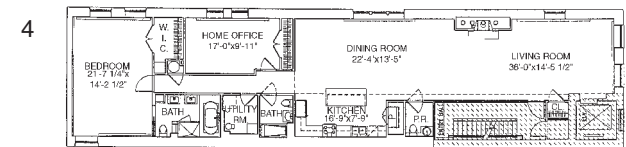
405 Greenwich St.

6 floors, 4 apts
blt 1866, renov 2002 as condo

Bldg Stats	Avg	High	Low
\$/sf	828	828	828
\$/rm	N.A.	N.A.	N.A.

stats include 1 of the apts sold from 09/01/04 to 02/28/05

Apt	4
Date	02/08/05
Price	1,825,000
Sq Ft	2,204
\$/sf	828
Rooms	N.A.
\$/rm	N.A.



429 Greenwich St.

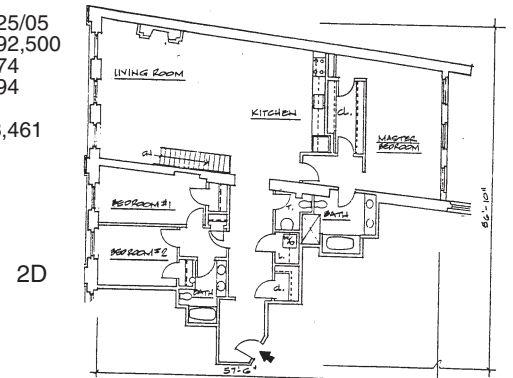
Dietz Lantern Building

11 floors, 28 apts
blt 1887, conv 1996 as condo

Bldg Stats	Avg	High	Low
\$/sf	1,235	1,275	1,195
\$/rm	600,822	618,182	583,462

stats include 2 of the apts sold from 09/01/04 to 02/28/05

Apt	2D
Date	01/25/05
Price	3,792,500
Sq Ft	3,174
\$/sf	1,194
Rooms	6.5
\$/rm	583,461



7 Hubert St.

Hubert
15 floors, 33 apts
blt 2003 as condo

Bldg Stats	Avg	High	Low
\$/sf	1,032	2,330	574
\$/rm	1,247,356	1,247,356	1,247,356

stats include 16 of the apts sold from 09/01/04 to 02/28/05

Apt	9 COL	3B	10A
Date	02/02/05	01/11/05	01/13/05
Price	2,690,000	1,475,000	3,325,000
Sq Ft	4,683	1,992	2,758
\$/sf	574	740	1,205
Rooms	N.A.	N.A.	N.A.
\$/rm	N.A.	N.A.	N.A.

3 Lincoln Center

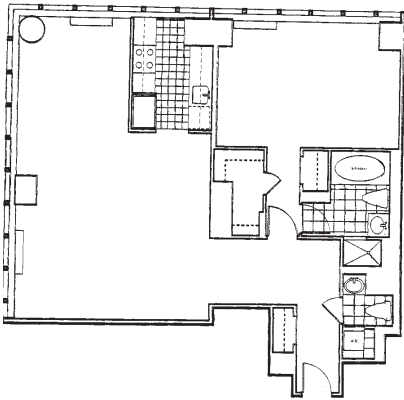
60 floors, 347 apts
blt 1991 as condo

Bldg Stats	Avg	High	Low
\$/sf	990	1,391	869
\$/rm	N.A.	N.A.	N.A.

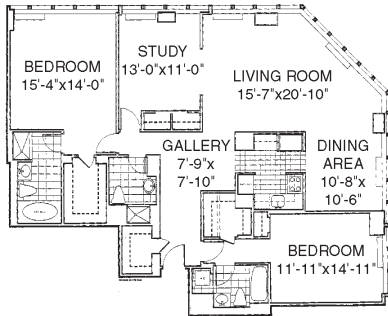
stats include 14 of the apts sold from 09/01/04 to 02/28/05

Apt	24C	56D	31D
Date	08/03/04	08/31/04	02/03/05
Price	460,000	2,400,000	950,000
Sq Ft	584	1,775	1,087
\$/sf	787	1,352	873
Rooms	N.A.	N.A.	N.A.
\$/rm	N.A.	N.A.	N.A.

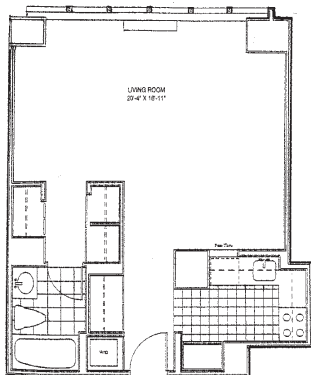
31D



56D



24C



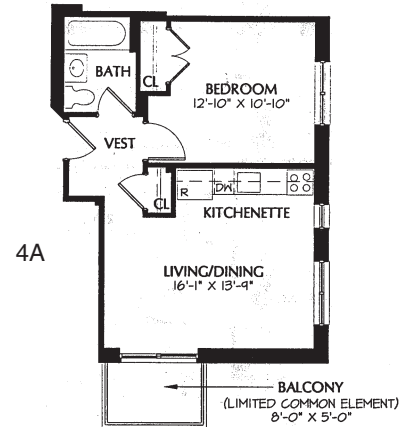
1630 Madison Ave.

Forest Park
6 floors, 11 apts
blt 2002 as condo

Bldg Stats	Avg	High	Low
\$/sf	579	684	474
\$/rm	82,999	104,000	61,999

stats include 2 of the apts sold from 09/01/04 to 02/28/05

Apt	4A
Date	01/19/05
Price	216,996
Sq Ft	458
\$/sf	473
Rooms	3.5
\$/rm	61,998



150 Nassau St.

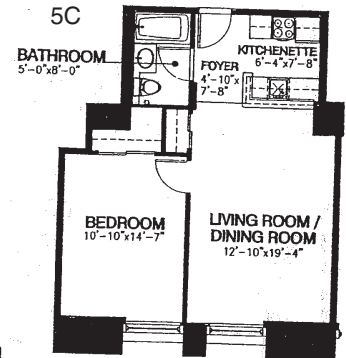
23 floors, 45 apts
blt 1896, renov 2002 as condo

Bldg Stats	Avg	High	Low
\$/sf	840	974	609
\$/rm	N.A.	N.A.	N.A.

stats include 15 of the apts sold from 09/01/04 to 02/28/05

Apt	5C	8G	14B	8H
Date	01/19/05	01/28/05	01/18/05	02/10/05
Price	575,000	649,000	2,195,000	855,000
Sq Ft	650	666	2,365	1,068
\$/sf	884	974	928	800
Rooms	N.A.	N.A.	N.A.	N.A.
\$/rm	N.A.	N.A.	N.A.	N.A.

5C



8G

