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PRIVACY-ENHANCED MESSAGE-----
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ACCESSION NUMBER: 0000910643-96-000028
CONFORMED SUBMISSION TYPE: 424B3
PUBLIC DOCUMENT COUNT: 1
FILED AS OF DATE: 19961009
SROS: NYSE

FILER:

COMPANY DATA:

COMPANY CONFORMED NAME: NEW PLAN REALTY TRUST
CENTRAL INDEX KEY: 0000071519
STANDARD INDUSTRIAL CLASSIFICATION: REAL ESTATE INVESTMENT TRUSTS [6798]
IRS NUMBER: 131995781
STATE OF INCORPORATION: MA
FISCAL YEAR END: 0731

FILING VALUES:

FORM TYPE: 424B3
SEC ACT: 1933 Act
SEC FILE NUMBER: 033-61383
FILM NUMBER: 96641230

BUSINESS ADDRESS:

STREET 1: 1120 AVE OF THE AMERICAS
CITY: NEW YORK
STATE: NY
ZIP: 10036
BUSINESS PHONE: 2128693000

MAIL ADDRESS:

STREET 1: 1120 AVENUE OF THE AMERICAS
STREET 2: 1120 AVENUE OF THE AMERICAS
CITY: NEW YORK
STATE: NY
ZIP: 10036

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Pricing Supplement dated October 9, 1996 Rule 424(b)(3)
(To Prospectus dated May 24, 1996 and File no. 33-61383
Prospectus Supplement dated May 24, 1996)

NEW PLAN REALTY TRUST

Medium-Term Note - Fixed Rate

Face Amount: \$25,000,000
Issue Price: 100%
Interest Rate: 7.65%
Interest Payment Dates: March 10 and September 10
Regular Record Dates: February 23 and August 26
Stated Maturity Date: November 2, 2026

Denominations (if other than \$1000 and integral multiples thereof):

Trade Date: October 4, 1996
Original Issue Date: October 9, 1996
Net Proceeds to Issuer: \$24,744,500
Agent's Commission: 1.022%
Name of Agent: Salomon Brothers Inc.
Agent acting in the capacity indicated below:

As Agent
 As Principal

Day Count Convention:

30/360 for the period from October 9, 1996 to November 2, 2026

Actual/360 for the period from _____ to _____
 Actual/Actual for the period from _____ to _____
 Other (see attached) _____ to _____

Redemption:

The Notes cannot be redeemed prior to the Stated Maturity Date.
 The Notes may be redeemed prior to Stated Maturity Date.
Initial Redemption Date: _____
Initial Redemption Percentage: _____ %
Annual Redemption Percentage Reduction: _____ % until Redemption Percentage is 100% of the Principal Amount.

Repayment:

The Notes cannot be repaid prior to the Stated Maturity Date.
 The Notes can be repaid prior to the Stated Maturity Date at the option of the holder of the Notes.
Optional Repayment Date(s): _____
Repayment Price: _____ %

Original Issue Discount: Yes No
Total Amount of OID: _____
Yield to Maturity: _____
Initial Accrued Period: _____

Form: Book-entry Certified

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-----END PRIVACY-ENHANCED MESSAGE-----
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