

UNITED STATES
SECURITIES AND EXCHANGE COMMISSION
Washington, D.C. 20549

SCHEDULE 13G - AMENDMENT 6

(Name of Issuer)
Universal Health Realty Income Trust

(Title of Class of Securities)
Common Stock

(CUSIP Number)
91359E105

NAME OF REPORTING PERSON
Private Capital Management, Inc.

I.R.S. IDENTIFICATION NO.
59-2756929

MEMBER OF A GROUP?
(b) X

PLACE OF ORGANIZATION
Florida

NUMBER OF SHARES BENEFICIALLY OWNED BY EACH REPORTING PERSON WITH:
SOLE VOTING POWER 0
SHARED VOTING POWER 0
SOLE DISPOSITIVE POWER 0
SHARED DISPOSITIVE POWER 483100

AGGREGATE AMOUNT BENEFICIALLY OWNED BY EACH REPORTING PERSON
483100

PERCENT OF CLASS REPRESENTED BY AGGREGATE AMOUNT BENEFICIALLY
OWNED
5.3%

TYPE OF REPORTING PERSON
IA

NAME OF REPORTING PERSON
Bruce S. Sherman

I.R.S. IDENTIFICATION NO.
###-##-####

MEMBER OF A GROUP?
(b) X

CITIZENSHIP
U.S. Citizen

NUMBER OF SHARES BENEFICIALLY OWNED BY EACH REPORTING PERSON WITH:
SOLE VOTING POWER 219700
SHARED VOTING POWER 0
SOLE DISPOSITIVE POWER 219700
SHARED DISPOSITIVE POWER 699300

AGGREGATE AMOUNT BENEFICIALLY OWNED BY EACH REPORTING PERSON
919000

AGGREGATE AMOUNT BENEFICIALLY OWNED EXCLUDES CERTAIN SHARES
(yes)

PERCENT OF CLASS REPRESENTED BY AGGREGATE AMOUNT BENEFICIALLY
OWNED
10.3%

TYPE OF REPORTING PERSON
IN

NAME OF REPORTING PERSON
SPS Partners, L.P.

I.R.S. IDENTIFICATION NO.
65-0496234

MEMBER OF A GROUP?

(b) X

PLACE OF ORGANIZATION
Delaware

NUMBER OF SHARES BENEFICIALLY OWNED BY EACH REPORTING PERSON WITH:
SOLE VOTING POWER 0
SHARED VOTING POWER 0
SOLE DISPOSITIVE POWER 0
SHARED DISPOSITIVE POWER 216200

AGGREGATE AMOUNT BENEFICIALLY OWNED BY EACH REPORTING PERSON
216200

PERCENT OF CLASS REPRESENTED BY AGGREGATE AMOUNT BENEFICIALLY OWNED
2.4%

TYPE OF REPORTING PERSON
IA

NAME OF REPORTING PERSON
Gregg J. Powers

I.R.S. IDENTIFICATION NO.
###-##-####

MEMBER OF A GROUP?
(b) X

CITIZENSHIP
U.S. Citizen

NUMBER OF SHARES BENEFICIALLY OWNED BY EACH REPORTING PERSON WITH:
SOLE VOTING POWER 29500
SHARED VOTING POWER 0
SOLE DISPOSITIVE POWER 0
SHARED DISPOSITIVE POWER 29500

AGGREGATE AMOUNT BENEFICIALLY OWNED BY EACH REPORTING PERSON
29500

AGGREGATE AMOUNT BENEFICIALLY OWNED EXCLUDES CERTAIN SHARES
(yes)

PERCENT OF CLASS REPRESENTED BY AGGREGATE AMOUNT BENEFICIALLY
OWNED
.3%

TYPE OF REPORTING PERSON
IN

ITEMS 1 - 10 OF GENERAL INSTRUCTIONS

Item 1.
(a)Name of Issuer: Universal Health Realty Income Trust
(b)Address of Issuer: 367 South Gulph Road, King of Prussia, PA 19406

Item 2.
(a)Name of Person Filing: See Exhibit 1
(b)Address of Person Filing:3003 Tamiami Trail N., Naples, FL 33940
(c)Citizenship: See Exhibit 1
(d)Title of Class of Securities: Common Stock
(e)CUSIP Number: 91359E105

Item 3.
The reporting person is filing as an Investment Adviser registered
under section 203 of the Investment Advisers Act of 1940.

Item 4. Ownership
(a)Amount Beneficially Owned: See Exhibit 1
(b)Percent of Class: See Exhibit 1
(c)Number of Shares as to which such person has:
(i)sole power to vote or to direct the vote:
See Exhibit 1
(ii)shared power to vote or to direct the vote:
See Exhibit 1
(iii)sole power to dispose or to direct the disposition of:
See Exhibit 1
(iv)shared power to dispose or to direct the disposition of:
See Exhibit 1

Item 5. Ownership of Five Percent or Less of Class:
N/A

Item 6. Ownership of More than Five Percent on Behalf of Another
Person: N/A

Item 7. Identification and Classification of the Subsidiary Which
Acquired the Security Being Reported on By the Parent Holding
Company: N/A

Item 8. Identification and Classification of Members of the Group:
See Exhibit 1

Item 9. Notice of Dissolution of Group:
N/A

Item 10. Certification:

By signing below I certify that, to the best of my
knowledge and belief, the securities referred to above were
acquired in the ordinary course of business and were not acquired
for the purpose of and do not have the effect of changing or
influencing the control of the issuer of such securities and were
not acquired in connection with or as a participant in any
transaction having such purposes or effect.

SIGNATURE

After reasonable inquiry and to the best of my knowledge and
belief, I certify that the information set forth in this statement
is true, complete and correct.

Date: See Exhibit 2

Signature: See Exhibit 2

Name/Title: See Exhibit 2

Exhibit 1

Item 2.

(a) Name of Person Filing

- 1) Private Capital Management, Inc.
- 2) *Bruce S. Sherman
- 3) SPS Partners, L.P.
- 4) *Gregg J. Powers

(c)Citizenship

- 1) Florida
- 2) U.S.
- 3) Maryland
- 3) U.S.

Item 4.

(a) Amount Beneficially Owned

- 1) 483100
- 2) 919000
- 3) 216200
- 4) 29500

(b) Percent of Class

- 1) 5.3%
- 2) 10.3%
- 3) 2.4%
- 4) 0.3%

(c) Number of shares as to which such person has:

(i) sole power to vote or to direct the vote

- 1) 0
- 2) 219700
- 3) 0
- 4) 29500

(ii) shared power to vote or to direct the vote

- 1) 0
- 2) 0
- 3) 0
- 4) 0

(iii) sole power to dispose or to direct the disposition of

- 1) 0
- 2) 219700

- 3) 0
- 4) 29500

- (iv) shared power to dispose or to direct the disposition of
 - 1) 483100
 - 2) 699300
 - 3) 216200
 - 4) 0

*Bruce S. Sherman is Chairman of Private Capital Management, Inc. ("PCM") and exercises shared dispositive power with respect to shares held by it on behalf of its clients. Mr. Powers is an employee of PCM or affiliates thereof and he (i) does not exercise sole or shared dispositive or voting powers with respect to shares held by PCM, (ii) disclaims beneficial ownership of shares held by each other, Mr. Sherman or PCM, and (iii) disclaims, along with Mr. Sherman, the existence of a group.

Exhibit 2

Signature

After reasonable inquiry and to the best of my knowledge and belief, I certify that the information set forth in this statement is true, complete and correct.

Date: February 14, 2000

Bruce S. Sherman
Chairman of Private Capital Management, Inc.

Bruce S. Sherman
Individually

Bruce S. Sherman
Managing General Partner of SPS Partners, LP

Gregg J. Powers
Individually