

First Half 2018

Market Report Manhattan Townhouses

**Brown
Harris
Stevens**



BHS PARTNERING
WORLDWIDE

LUXURY
PORTFOLIO
INTERNATIONAL

Leading
REAL ESTATE COMPANIES
OF THE WORLD

East Side

Generally 59th to 96th Street,
Fifth Avenue to the East River



BrownHarrisStevens.com WEB# 18487854

| | Address* | Date Sold | Price | SqFt** | Price PSF | Building Dimensions | Lot Dimensions | Floors** | Units** | Elevator |
|-------------------------------------|----------------------|-----------|--------------|--------|-----------|---------------------|----------------|----------|---------|----------|
| Between Fifth Ave. & Madison Ave. | 7 East 67th Street | 4/4/18 | \$28,500,000 | 11,500 | \$2,478 | 25 x 65 | 25 x 100 | 5 | 1 | Y |
| | 16 East 69th Street | 3/14/18 | \$39,000,000 | 12,111 | \$3,220 | 33 x 75 | 33 x 100 | 5 | 1 | Y |
| | 16 East 78th Street | 5/9/18 | \$18,375,000 | 6,300 | \$2,917 | 17 x 60 | 17 x 102 | 5 | 1 | Y |
| Between Madison Ave. & Park Ave. | 63 East 82nd Street | 2/27/18 | \$13,250,000 | 9,035 | \$1,467 | 20 x 68 | 20 x 102 | 5 | 1 | Y |
| | 46 East 83rd Street | 5/18/18 | \$15,500,000 | 7,523 | \$2,060 | 18 x 56 | 18 x 102 | 5 | 1 | Y |
| Between Park Ave. & Lexington Ave. | 110 East 64th Street | 1/9/18 | \$9,500,000 | 4,935 | \$1,925 | 18 x 55 | 18 x 100 | 5 | 1 | Y |
| | 113 East 79th Street | 5/10/18 | \$30,000,000 | 5,138 | \$5,839 | 20 x 50 | 20 x 102 | 4 | 1 | Y |
| | 115 East 79th Street | 5/10/18 | \$16,250,000 | 6,800 | \$2,390 | 20 x 50 | 20 x 102 | 5 | 1 | Y |
| Between Lexington Ave. & Third Ave. | 143 East 63rd Street | 1/31/18 | \$15,225,000 | 8,000 | \$1,903 | 25 x 54 | 25 x 100 | 3 | 1 | N |
| | 146 East 65th Street | 4/2/18 | \$20,000,000 | 9,777 | \$2,046 | 40 x 61 | 40 x 100 | 5 | 2 | Y |
| Between Third Ave. & Second Ave. | 230 East 68th Street | 6/25/18 | \$6,925,000 | 3,456 | \$2,004 | 18 x 48 | 18 x 100 | 4 | 1 | N |
| | 238 East 68th Street | 6/26/18 | \$11,150,000 | 5,830 | \$1,913 | 18 x 48 | 18 x 100 | 4 | 1 | N |
| | 233 East 78th Street | 4/30/18 | \$5,150,000 | 3,750 | \$1,373 | 14 x 50 | 14 x 102 | 4 | 1 | N |
| Between Second Ave. & First Ave. | 324 East 69th Street | 5/24/18 | \$4,940,500 | 3,040 | \$1,625 | 17 x 40 | 17 x 77 | 4 | 2 | N |
| | 334 East 69th Street | 1/12/18 | \$5,100,000 | 2,880 | \$1,771 | 17 x 40 | 17 x 77 | 4 | 2 | N |
| | 347 East 84th Street | 4/16/18 | \$8,200,000 | 3,296 | \$2,488 | 20 x 40 | 20 x 102 | 4 | 1 | Y |
| | 308 East 86th Street | 1/12/18 | \$12,488,851 | 4,185 | \$2,984 | 18 x 45 | 18 x 102 | 4 | 4 | N |
| Between First Ave. & York Ave. | 427 East 85th Street | 5/14/18 | \$8,700,000 | 6,775 | \$1,284 | 25 x 60 | 25 x 102 | 4 | 1 | Y |
| | 433 East 85th Street | 6/8/18 | \$5,550,000 | 3,768 | \$1,473 | 17 x 57 | 17 x 102 | 4 | 3 | N |
| Between York Ave. & East End Ave. | 505 East 84th Street | 1/10/18 | \$3,950,000 | 4,000 | \$988 | 20 x 50 | 20 x 102 | 3 | 3 | N |
| | 14 Henderson Place | 6/25/18 | \$3,450,000 | 2,448 | \$1,409 | 18 x 35 | 18 x 46 | 4 | 2 | N |
| Between 91st & 92nd St. | 1145 Park Avenue | 1/29/18 | \$8,000,000 | 7,412 | \$1,079 | 16 x 46 | 16 x 70 | 4 | 1 | Y |
| Between 92nd & 93rd St. | 1302 Madison Avenue | 3/29/18 | \$8,000,000 | 4,541 | \$1,762 | 20 x 54 | 20 x 73 | 4 | 2 | N |

This report only includes closed sales where deeds have been recorded at the Office of the City Register.

* Includes only 1-4 family dwellings, or buildings purchased for conversion to a 1-4 family dwelling.

** Estimated. All measurements including the number of floors and units are taken from tax roll data or broker reported.

Square footage data may not include extensions, and floors may not include basements. No adjustments are made for the condition of the buildings.

While we believe this information to be true, no guaranty is made of its accuracy.

West Side

Generally 59th to 110th Street,
Hudson River to West of Fifth Avenue



BrownHarrisStevens.com WEB# 14299611

| | Address* | Date Sold | Price | SqFt** | Price PSF | Building Dimensions | Lot Dimensions | Floors** | Units** | Elevator |
|--|-----------------------|-----------|--------------|--------|-----------|---------------------|----------------|----------|---------|----------|
| Between CPW & Columbus Ave. | 29 West 75th Street | 2/14/18 | \$15,749,500 | 7,698 | \$2,046 | 22 x 87 | 22 x 102 | 5 | 2 | Y |
| | 28 West 76th Street | 1/19/18 | \$13,100,000 | 6,000 | \$2,183 | 20 x 58 | 20 x 102 | 5 | 1 | N |
| | 48 West 85th Street | 4/30/18 | \$9,000,000 | 7,375 | \$1,220 | 20 x 66 | 20 x 102 | 5 | 2 | N |
| | 16 West 88th Street | 6/13/18 | \$8,000,000 | 6,890 | \$1,161 | 18 x 60 | 18 x 101 | 5 | 1 | N |
| | 47 West 95th Street | 5/4/18 | \$5,399,156 | 4,024 | \$1,342 | 18 x 52 | 18 x 101 | 4 | 2 | N |
| Between Columbus Ave. & Amsterdam Ave. | 161 West 91st Street | 5/4/18 | \$8,072,000 | 3,984 | \$2,026 | 17 x 62 | 17 x 101 | 4 | 1 | Y |
| Between Amsterdam Ave. & Broadway | 529 West 113th Street | 2/13/18 | \$5,800,000 | 6,810 | \$852 | 20 x 55 | 20 x 101 | 5 | 3 | N |
| Between West End Ave. & Riverside Dr. | 308 West 88th Street | 1/10/18 | \$12,500,000 | 6,045 | \$2,068 | 21 x 70 | 21 x 101 | 5 | 1 | Y |
| | 308 West 90th Street | 6/19/18 | \$3,900,000 | 4,084 | \$955 | 15 x 68 | 15 x 101 | 4 | 4 | N |

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Midtown

Generally 34th Street
to 59th Street

| | Address* | Date Sold | Price | SqFt** | Price PSF | Building Dimensions | Lot Dimensions | Floors** | Units** | Elevator |
|-------------------------------------|----------------------|-----------|--------------|--------|-----------|---------------------|----------------|----------|---------|----------|
| Between Park Ave. & Lexington Ave. | 115 East 35th Street | 6/5/18 | \$3,825,000 | 3,664 | \$1,044 | 12 x 60 | 12 x 99 | 4 | 2 | Y |
| | 124 East 36th Street | 6/14/18 | \$5,625,000 | 3,985 | \$1,412 | 17 x 43 | 17 x 74 | 5 | 3 | N |
| | 121 East 38th Street | 1/23/18 | \$7,750,000 | 6,092 | \$1,272 | 17 x 54 | 17 x 99 | 5 | 2 | Y |
| Between Lexington Ave. & Third Ave. | 156 East 36th Street | 5/3/18 | \$4,800,000 | 2,427 | \$1,978 | 41 x 20 | 41 x 20 | 3 | 1 | N |
| Between 57th & 58th St. | 19 Sutton Place | 1/12/18 | \$7,000,000 | 3,919 | \$1,786 | 17 x 49 | 17 x 51 | 4 | 1 | Y |
| | 14 Sutton Square | 3/29/18 | \$12,055,000 | 4,950 | \$2,435 | 17 x 47 | 17 x 52 | 5 | 1 | Y |

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Downtown

34th-14th Street

| | Address* | Date Sold | Price | SqFt** | Price PSF | Building Dimensions | Lot Dimensions | Floors** | Units** | Elevator |
|----------------------|----------------------|-----------|--------------|--------|-----------|---------------------|----------------|----------|---------|----------|
| Chelsea | 209 West 22nd Street | 6/14/18 | \$4,650,000 | 2,776 | \$1,675 | 17 x 37 | 17 x 49 | 4 | 1 | N |
| | 362 West 30th Street | 2/1/18 | \$4,400,000 | 2,445 | \$1,800 | 20 x 40 | 20 x 99 | 4 | 4 | N |
| Gramercy Park | 208 East 18th Street | 6/7/18 | \$9,900,000 | 5,484 | \$1,805 | 23 x 59 | 46 x 92 | 4 | 1 | Y |
| | 353 East 19th Street | 5/8/18 | \$3,900,000 | 4,000 | \$975 | 20 x 50 | 20 x 92 | 4 | 2 | N |
| | 150 East 22nd Street | 6/7/18 | \$14,250,000 | 7,000 | \$2,036 | 20 x 60 | 20 x 99 | 3 | 1 | Y |
| Murray Hill/Kips Bay | 219 East 31st Street | 3/28/18 | \$4,995,000 | 4,165 | \$1,199 | 17 x 49 | 17 x 99 | 4 | 2 | N |

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Downtown

South of 14th Street



BrownHarrisStevens.com WEB# 18195946

| | Address* | Date Sold | Price | SqFt** | Price PSF | Building Dimensions | Lot Dimensions | Floors** | Units** | Elevator |
|----------------------|------------------------|--------------|--------------|---------|-----------|---------------------|----------------|----------|---------|----------|
| East Village | 317 East 10th Street | 3/29/18 | \$5,850,000 | 4,100 | \$1,427 | 25 x 40 | 25 x 95 | 4 | 4 | N |
| | 203 East 7th Street | 5/9/18 | \$6,250,000 | 6,280 | \$995 | 20 x 68 | 20 x 98 | 6 | 4 | N |
| Greenwich Village | 76 Macdougall Street | 4/9/18 | \$7,900,000 | 3,360 | \$2,351 | 20 x 42 | 20 x 100 | 4 | 1 | N |
| Lower East Side | 38 Canal Street | 5/30/18 | \$5,250,000 | 1,880 | \$2,793 | 20 x 30 | 20 x 30 | 4 | 4 | N |
| SoHo | 20 Sullivan Street | 1/11/18 | \$13,000,000 | 6,353 | \$2,046 | 25 x 45 | 25 x 67 | 5 | 1 | Y |
| TriBeCa | 142 Watts Street | 1/10/18 | \$9,000,000 | 5,625 | \$1,600 | 20 x 56 | 20 x 56 | 5 | 4 | N |
| | 229 West Broadway | 6/28/18 | \$8,125,000 | 2,820 | \$2,881 | 15 x 43 | 15 x 47 | 4 | 3 | N |
| West Village | 131 Charles Street | 6/18/18 | \$10,486,000 | 5,000 | \$2,097 | 25 x 36 | 25 x 97 | 4 | 3 | N |
| | 181 Christopher Street | 5/2/18 | \$13,500,000 | 3,726 | \$3,623 | 24 x 56 | 24 x 64 | 3 | 2 | N |
| | 17 Commerce Street | 4/12/18 | \$4,800,000 | 2,200 | \$2,182 | 20 x 25 | 20 x 40 | 3 | 1 | N |
| | 541 Hudson Street | 5/30/18 | \$6,750,000 | 3,116 | \$2,166 | 20 x 43 | 20 x 74 | 4 | 3 | N |
| | 83 Leroy Street | 2/14/18 | \$12,900,000 | 4,368 | \$2,953 | 22 x 52 | 22 x 100 | 4 | 1 | N |
| | 37 Perry Street | 6/14/18 | \$17,500,000 | 6,750 | \$2,593 | 34 x 46 | 34 x 74 | 4 | 4 | N |
| | 114 Washington Place | 4/5/18 | \$5,500,000 | 3,200 | \$1,719 | 18 x 42 | 18 x 71 | 3 | 2 | N |
| | 121 Washington Place | 4/2/18 | \$9,750,000 | 5,170 | \$1,886 | 22 x 40 | 22 x 97 | 4 | 3 | N |
| | 294 West 4th Street | 2/14/18 | \$8,250,000 | 3,486 | \$2,367 | 20 x 42 | 20 x 60 | 4 | 3 | N |
| | 224 West 10th Street | 5/10/18 | \$13,500,000 | 3,450 | \$3,913 | 22 x 42 | 22 x 95 | 4 | 1 | N |
| | 230 West 10th Street | 3/7/18 | \$8,500,000 | 6,500 | \$1,308 | 17 x 46 | 17 x 96 | 4 | 1 | Y |
| | 105 West 11th Street | 3/9/18 | \$10,275,000 | 3,036 | \$3,384 | 21 x 52 | 21 x 103 | 3 | 2 | N |
| | 154 West 11th Street | 3/2/18 | \$7,575,000 | 2,400 | \$3,156 | 21 x 40 | 21 x 40 | 3 | 1 | N |
| 317 West 11th Street | 1/19/18 | \$15,750,000 | 3,200 | \$4,922 | 20 x 40 | 20 x 74 | 4 | 2 | N | |
| 334 West 12th Street | 5/2/18 | \$6,650,000 | 2,820 | \$2,358 | 20 x 36 | 20 x 44 | 5 | 1 | N | |

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Upper Manhattan

Generally North of 96th Street
on the East Side, and
110th Street on the West Side



BrownHarrisStevens.com WEB# 18737622

| | Address* | Date Sold | Price | SqFt ** | Price PSF | Building Dimensions | Lot Dimensions | Floors** | Units** | Elevator |
|-----------------------------|------------------------|-----------|-------------|---------|-----------|---------------------|----------------|----------|---------|----------|
| East Harlem | 112 East 101st Street | 6/28/18 | \$3,500,000 | 2,489 | \$1,406 | 16 x 46 | 16 x 101 | 3 | 1 | N |
| | 327 East 116th Street | 6/20/18 | \$2,300,000 | 3,428 | \$671 | 17 x 54 | 17 x 101 | 4 | 4 | N |
| | 100 East 117th Street | 3/21/18 | \$1,400,000 | 2,294 | \$610 | 15 x 46 | 16 x 65 | 3 | 3 | N |
| | 2266 First Avenue | 6/14/18 | \$2,369,575 | 4,000 | \$592 | 20 x 50 | 20 x 94 | 4 | 4 | N |
| | 379 Pleasant Avenue | 4/11/18 | \$2,200,000 | 4,300 | \$512 | 20 x 55 | 20 x 85 | 4 | 3 | N |
| Fort George | 529 West 187th Street | 6/20/18 | \$1,395,000 | 2,337 | \$597 | 19 x 42 | 19 x 95 | 4 | 4 | N |
| Hamilton Heights/Sugar Hill | 887 St Nicholas Avenue | 1/25/18 | \$1,875,000 | 4,576 | \$410 | 22 x 52 | 22 x 90 | 4 | 3 | N |
| | 912 St Nicholas Avenue | 3/15/18 | \$750,500 | 3,008 | \$250 | 16 x 50 | 16 x 62 | 4 | 2 | N |
| | 11 Sylvan Terrace | 6/28/18 | \$1,625,000 | 1,500 | \$1,083 | 21 x 25 | 21 x 34 | 3 | 1 | N |
| | 2 Sylvan Terrace | 5/30/18 | \$1,545,000 | 1,650 | \$936 | 24 x 25 | 24 x 35 | 3 | 2 | N |
| | 460 West 142nd Street | 1/30/18 | \$2,350,000 | 4,454 | \$528 | 17 x 51 | 17 x 100 | 4 | 4 | N |
| | 476 West 142nd Street | 4/26/18 | \$3,450,000 | 4,440 | \$777 | 17 x 53 | 17 x 100 | 4 | 2 | N |
| | 401 West 147th Street | 3/28/18 | \$980,000 | 3,360 | \$292 | 16 x 55 | 16 x 75 | 4 | 1 | N |
| | 426 West 147th Street | 3/28/18 | \$3,250,000 | 3,072 | \$1,058 | 19 x 52 | 19 x 100 | 4 | 2 | N |
| | 408 West 149th Street | 5/17/18 | \$2,650,000 | 3,210 | \$826 | 19 x 60 | 19 x 100 | 4 | 3 | N |

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Upper Manhattan

Generally North of 96th Street
on the East Side, and
110th Street on the West Side

| | Address* | Date Sold | Price | SqFt ** | Price PSF | Building Dimensions | Lot Dimensions | Floors** | Units** | Elevator |
|-----------------------|------------------------|-------------|-------------|---------|-----------|---------------------|----------------|----------|---------|----------|
| Harlem | 39 Bradhurst Avenue | 4/10/18 | \$1,700,000 | 3,024 | \$562 | 18 x 42 | 18 x 75 | 4 | 2 | N |
| | 2011 Fifth Avenue | 3/9/18 | \$2,505,000 | 3,500 | \$716 | 18 x 54 | 18 x 80 | 4 | 3 | N |
| | 2280 Seventh Avenue | 6/18/18 | \$3,050,000 | 3,854 | \$791 | 18 x 61 | 18 x 65 | 4 | 2 | Y |
| | 278 West 113th Street | 5/2/18 | \$3,220,000 | 6,008 | \$536 | 18 x 88 | 18 x 101 | 4 | 3 | N |
| | 28 West 119th Street | 6/30/18 | \$2,225,000 | 2,760 | \$806 | 15 x 48 | 15 x 101 | 4 | 3 | N |
| | 139 West 120th Street | 4/23/18 | \$4,250,000 | 4,832 | \$880 | 20 x 55 | 20 x 101 | 4 | 1 | N |
| | 363 West 120th Street | 5/31/18 | \$3,860,000 | 3,332 | \$1,158 | 17 x 49 | 17 x 101 | 4 | 2 | N |
| | 346 West 123rd Street | 2/23/18 | \$1,785,000 | 3,840 | \$465 | 16 x 60 | 16 x 101 | 4 | 1 | N |
| | 156 West 128th Street | 2/21/18 | \$999,000 | 2,250 | \$444 | 17 x 44 | 17 x 100 | 4 | 2 | N |
| | 158 West 128th Street | 6/28/18 | \$2,950,000 | 3,544 | \$832 | 17 x 52 | 17 x 100 | 4 | 2 | N |
| | 127 West 129th Street | 4/3/18 | \$1,650,000 | 2,916 | \$566 | 12 x 55 | 12 x 100 | 4 | 3 | N |
| | 161A West 129th Street | 3/27/18 | \$2,000,000 | 3,280 | \$610 | 20 x 42 | 20 x 100 | 4 | 3 | N |
| | 113 West 131st Street | 4/4/18 | \$2,400,000 | 2,805 | \$856 | 17 x 53 | 17 x 100 | 4 | 3 | N |
| | 118 West 132nd Street | 2/6/18 | \$1,710,000 | 2,250 | \$760 | 15 x 48 | 15 x 100 | 4 | 4 | N |
| | 123 West 132nd Street | 5/3/18 | \$800,000 | 3,400 | \$235 | 17 x 50 | 17 x 100 | 4 | 1 | N |
| | 154 West 132nd Street | 3/2/18 | \$2,575,000 | 2,199 | \$1,171 | 15 x 47 | 15 x 100 | 4 | 1 | N |
| | 196 West 134th Street | 1/16/18 | \$1,797,625 | 3,320 | \$541 | 18 x 45 | 18 x 100 | 4 | 3 | N |
| | 129 West 136th Street | 4/5/18 | \$1,500,000 | 3,374 | \$445 | 16 x 50 | 16 x 100 | 4 | 4 | N |
| | 135 West 136th Street | 3/2/18 | \$1,950,000 | 3,552 | \$549 | 16 x 74 | 16 x 100 | 4 | 3 | N |
| | 137 West 136th Street | 3/22/18 | \$2,000,000 | 3,706 | \$540 | 16 x 76 | 16 x 100 | 4 | 1 | N |
| | 205 West 138th Street | 6/28/18 | \$2,375,000 | 4,600 | \$516 | 17 x 51 | 17 x 100 | 4 | 2 | N |
| | 251 West 138th Street | 2/16/18 | \$4,000,000 | 4,500 | \$889 | 20 x 56 | 32 x 100 | 4 | 1 | N |
| | 267 West 138th Street | 4/23/18 | \$2,500,000 | 2,913 | \$858 | 17 x 63 | 17 x 100 | 4 | 4 | N |
| | 322 West 140th Street | 5/29/18 | \$1,800,000 | 3,000 | \$600 | 15 x 50 | 15 x 100 | 4 | 2 | N |
| 528 West 142nd Street | 2/14/18 | \$3,400,000 | 3,114 | \$1,092 | 20 x 50 | 20 x 100 | 4 | 3 | N | |
| 607 West 146th Street | 5/31/18 | \$3,150,000 | 4,000 | \$788 | 20 x 44 | 20 x 100 | 4 | 2 | N | |
| 616 West 148th Street | 3/23/18 | \$2,750,000 | 3,000 | \$917 | 15 x 46 | 15 x 100 | 4 | 2 | N | |
| 594 West 152nd Street | 1/22/18 | \$1,800,000 | 3,328 | \$541 | 16 x 52 | 16 x 75 | 5 | 1 | N | |
| Washington Heights | 552 West 161st Street | 4/11/18 | \$1,749,000 | 2,500 | \$700 | 16 x 52 | 16 x 100 | 3 | 2 | N |
| | 656 West 170th Street | 5/10/18 | \$2,000,000 | 3,200 | \$625 | 18 x 40 | 18 x 90 | 4 | 2 | N |
| | 524 West 175th Street | 6/1/18 | \$1,275,000 | 2,592 | \$492 | 18 x 48 | 18 x 95 | 3 | 2 | N |
| | 528 West 175th Street | 1/3/18 | \$998,500 | 2,592 | \$385 | 18 x 48 | 18 x 95 | 3 | 2 | N |

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Contact us

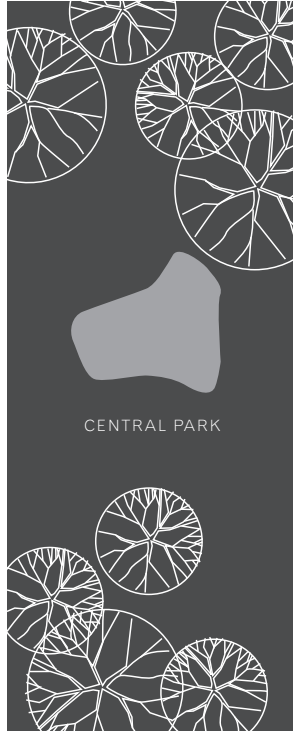
West Side

1926 Broadway
Kevin Kovesci, EVP
Managing Director of Sales

Tribeca

43 North Moore
Stephen Klym, EVP
Managing Director of Sales

CENTRAL PARK WEST



5TH AVENUE

Madison Avenue

790 Madison Avenue
Caroline E. Y. Guthrie
Managing Director of Sales

East Side

445 Park Avenue
Hall F. Willkie, Co-President
Bess Freedman, Co-President
Ruth McCoy, EVP
Managing Director of Sales
Richard Ferrari, EVP
Managing Director of Sales
Neil M. Laurine, EVP
Managing Director of Sales

Brown Harris Stevens Development Marketing

445 Park Avenue
Stephen Kliegerman,
President, Development
Marketing

Downtown

130 Fifth Avenue
Stephen Klym, EVP
Managing Director of Sales
Sarah Orlinsky-Maitland, EVP
Managing Director of Sales

Brooklyn Heights

129 Montague Street
Christopher Thomas, EVP
Managing Director of Sales

Park Slope

100 Seventh Avenue
Camille Logan, EVP
Managing Director of Sales

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Alan Tsang, Senior Analyst,
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