

# First Half 2019 Market Report Manhattan Townhouses



**BHS**

**BHS** PARTNERING  
WORLDWIDE  
ART AND WORLD

**LP** LUXURY  
PORTFOLIO  
INTERNATIONAL

*Leading*  
REAL ESTATE COMPANIES  
OF THE WORLD



Generally 59th St. to 96th St.,  
Fifth Ave. to the East River



BrownHarrisStevens.com WEB# 15346347

	Address*	Date Sold	Price	SqFt**	Price PSF	Building Dimensions	Lot Dimensions	Floors**	Units**
Carnegie Hill	121 East 91st Street	4/8/2019	\$6,367,000	4,050	\$1,572	15 x 55	15 x 101	3	2
	10 East 92nd Street	6/25/2019	\$11,200,000	4,663	\$2,402	19 x 58	19 x 101	5	3
	15 East 92nd Street	6/25/2019	\$9,250,000	5,140	\$1,800	20 x 54	20 x 101	5	2
	168 East 93rd Street	5/29/2019	\$5,775,000	3,650	\$1,582	20 x 47	20 x 100	4	1
	143 East 95th Street	5/30/2019	\$5,050,000	4,066	\$1,242	18 x 55	18 x 101	3	1
Lenox Hill	215 East 61st Street	6/25/2019	\$9,999,999	5,045	\$1,982	18 x 50	18 x 100	5	1
	237 East 61st Street	4/30/2019	\$6,400,000	5,640	\$1,135	20 x 62	20 x 100	5	1
	253 East 61st Street	2/1/2019	\$4,600,000	3,100	\$1,484	20 x 36	20 x 82	4	1
	246 East 62nd Street	3/8/2019	\$6,400,000	4,165	\$1,537	17 x 64	17 x 100	5	1
	358 East 69th Street	2/22/2019	\$7,550,000	3,898	\$1,937	17 x 51	17 x 77	5	1
	216 East 72nd Street	1/31/2019	\$8,850,000	3,457	\$2,560	18 x 65	18 x 102	5	1
Upper East Side	160 East 61st Street	6/27/2019	\$9,995,000	4,750	\$2,104	19 x 50	19 x 100	5	1
	101 East 63rd Street	1/15/2019	\$18,000,000	7,349	\$2,449	25 x 50	25 x 100	3	1
	140 East 65th Street	6/19/2019	\$9,750,000	6,200	\$1,573	20 x 62	20 x 100	4	1
	46 East 66th Street	5/8/2019	\$17,700,000	8,200	\$2,159	20 x 62	20 x 100	5	1
	14 East 67th Street	6/4/2019	\$77,100,000	22,000	\$3,505	48 x 100	48 x 100	5	1
	49 East 68th Street	2/19/2019	\$19,000,000	8,200	\$2,317	25 x 94	25 x 100	5	1
	160 East 71st Street	4/16/2019	\$8,200,000	4,314	\$1,901	16 x 55	16 x 100	5	1
	167 East 73rd Street	6/26/2019	\$16,500,000	5,795	\$2,847	25 x 100	25 x 102	3	3
	134 East 74th Street	6/20/2019	\$25,250,000	9,050	\$2,790	38 x 52	38 x 68	6	1
	36-38 East 74th Street	6/28/2019	\$25,500,000	14,000	\$1,821	40 x 55	40 x 102	5	2
	182 East 75th Street	6/3/2019	\$11,125,000	5,850	\$1,902	18 x 60	18 x 102	4	2
	26 East 78th Street	5/30/2019	\$7,100,000	3,945	\$1,800	16 x 54	16 x 77	5	2
	106 East 78th Street	6/10/2019	\$7,200,000	4,344	\$1,657	18 x 60	18 x 102	4	2
	51 East 80th Street	4/15/2019	\$21,500,000	8,876	\$2,422	23 x 65	23 x 102	5	1
	54 East 80th Street	2/14/2019	\$8,975,000	5,913	\$1,518	18 x 56	18 x 102	5	3
	134 East 80th Street	6/25/2019	\$8,668,750	5,750	\$1,508	18 x 54	18 x 102	4	1
12 East 81st Street	6/25/2019	\$23,000,000	6,840	\$3,363	20 x 60	20 x 102	5	2	
164 East 81st Street	6/19/2019	\$8,750,000	4,160	\$2,103	20 x 52	20 x 104	4	2	
11 East 82nd Street	3/4/2019	\$30,139,360	7,340	\$4,106	25 x 65	25 x 102	6	1	
60 East 83rd Street	6/20/2019	\$16,750,000	8,575	\$1,953	20 x 81	20 x 102	7	1	
9 East 84th Street	6/12/2019	\$19,000,000	14,403	\$1,319	25 x 82	25 x 102	5	1	
1129 Lexington Avenue	4/17/2019	\$4,800,000	5,248	\$915	20 x 70	20 x 70	4	3	
Yorkville	154 East End Avenue	6/12/2019	\$3,845,000	2,584	\$1,488	19 x 34	19 x 44	4	1

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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**
Upper West Side	248 Central Park West	6/18/2019	\$16,250,000	9,115	\$1,783	20 x 80	20 x 100	5	1
	15 West 76th Street	6/27/2019	\$16,500,000	10,050	\$1,642	25 x 79	25 x 102	5	1
	313 West 80th Street	6/4/2019	\$6,500,000	4,396	\$1,479	16 x 50	16 x 102	4	1
	310 West 81st Street	1/31/2019	\$8,100,000	4,632	\$1,749	20 x 68	20 x 102	4	1
	45 West 84th Street	2/20/2019	\$8,750,000	6,925	\$1,264	18 x 66	18 x 102	6	1
	37 West 88th Street	5/15/2019	\$8,875,000	6,689	\$1,327	20 x 72	21 x 101	4	1
	272 West 91st Street	6/18/2019	\$5,750,000	5,070	\$1,134	43 x 25	43 x 25	5	1
	131 West 94th Street	4/12/2019	\$4,900,000	3,600	\$1,361	17 x 50	17 x 101	4	2

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Generally 34th Street  
to 59th Street



BrownHarrisStevens.com WEB# 19294430

	Address*	Date Sold	Price	SqFt**	Price PSF	Building Dimensions	Lot Dimensions	Floors**	Units**
Murray Hill	150 East 38th Street	3/18/2019	\$3,468,750	3,680	\$943	20 x 43	20 x 99	3	1
Sutton	16 Sutton Square	6/27/2019	\$13,000,000	4,000	\$3,250	20 x 48	48 x 70	4	2
Turtle Bay	216 East 50th Street	5/28/2019	\$3,400,000	3,000	\$1,133	16 x 50	16 x 82	3	2
	306 East 51st Street	2/7/2019	\$4,800,000	4,140	\$1,159	19 x 46	19 x 100	4	1
	323 East 51st Street	6/19/2019	\$5,600,000	3,707	\$1,511	19 x 52	19 x 100	4	3

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34th-14th Street



BrownHarrisStevens.com WEB# 19504973

	Address*	Date Sold	Price	SqFt**	Price PSF	Building Dimensions	Lot Dimensions	Floors**	Units**
Chelsea	218 West 15th Street	5/22/2019	\$2,421,900	3,935	\$615	25 x 45	25 x 87	3	1
	253 West 18th Street	4/11/2019	\$12,709,140	8,300	\$1,531	26 x 50	26 x 60	5	1
	353 West 22nd Street	1/3/2019	\$4,800,000	3,300	\$1,455	13 x 55	13 x 98	5	2
Gramercy	219 East 17th Street	6/27/2019	\$5,497,500	3,000	\$1,833	15 x 50	15 x 92	5	2
	304 East 18th Street	4/18/2019	\$4,000,000	3,221	\$1,242	22 x 50	22 x 78	3	3
Kips Bay	237 East 32nd Street	6/26/2019	\$4,687,500	4,320	\$1,085	17 x 48	18 x 99	4	2
	155 Lexington Avenue	1/23/2019	\$4,400,000	4,125	\$1,067	15 x 55	15 x 100	5	1
NoMad	127 East 26th Street	6/20/2019	\$3,700,000	3,080	\$1,201	14 x 55	14 x 99	3	2

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South of 14th Street



BrownHarrisStevens.com WEB# 19242797

	Address*	Date Sold	Price	SqFt**	Price PSF	Building Dimensions	Lot Dimensions	Floors**	Units**
East Village	123 East 10th Street	6/28/2019	\$7,350,000	4,200	\$1,750	14 x 60	14 x 95	4	1
	113 East 2nd Street	2/5/2019	\$7,400,000	6,993	\$1,058	25 x 80	25 x 106	5	2
	321 East 6th Street	5/23/2019	\$4,600,000	5,869	\$784	20 x 60	20 x 81	4	1
	64 East 7th Street	5/14/2019	\$15,750,000	5,299	\$2,972	25 x 50	25 x 91	4	1
	263 East 7th Street	4/30/2019	\$6,300,000	3,600	\$1,750	25 x 52	25 x 98	4	3
Greenwich Village	37 West 11th Street	6/27/2019	\$11,800,000	3,696	\$3,193	22 x 42	22 x 103	4	3
	11 West 12th Street	6/14/2019	\$19,900,000	9,652	\$2,062	25 x 65	25 x 103	6	1
	45 West 12th Street	2/1/2019	\$6,600,000	1,656	\$3,986	20 x 41	20 x 45	4	1
	60 West 9th Street	6/27/2019	\$9,800,000	5,065	\$1,935	25 x 44	25 x 94	5	1
Seaport	138 Beekman Street	3/7/2019	\$3,075,000	1,900	\$1,618	18 x 26	18 x 26	4	1
SoHo	574 Broome Street	1/8/2019	\$4,072,000	5,355	\$760	23 x 68	23 x 84	4	3
	191 Spring Street	1/30/2019	\$8,700,000	5,719	\$1,521	17 x 100	17 x 100	6	3
	30 Sullivan Street	4/5/2019	\$12,296,500	4,607	\$2,669	25 x 45	25 x 100	3	1
Tribeca	39 Harrison Street	6/26/2019	\$4,950,000	3,080	\$1,607	20 x 44	20 x 74	4	2
	41 Harrison Street	6/17/2019	\$4,050,000	3,080	\$1,315	20 x 44	20 x 74	4	2
	2 North Moore Street	6/25/2019	\$26,777,133	11,300	\$2,370	62 x 59	65 x 66	6	1
West Village	22 Bank Street	6/3/2019	\$17,425,000	3,200	\$5,445	19 x 42	19 x 93	3	2
	128 Bank Street	3/20/2019	\$7,050,000	1,836	\$3,840	18 x 38	18 x 95	4	2
	66 Charles Street	4/8/2019	\$9,750,000	2,880	\$3,385	19 x 40	19 x 49	5	1
	22 Christopher Street	1/21/2019	\$5,500,000	3,000	\$1,833	19 x 70	19 x 70	3	2
	15 Commerce Street	6/26/2019	\$6,000,000	2,394	\$2,506	21 x 25	21 x 40	4	1
	23 Cornelia Street	2/5/2019	\$11,500,000	5,500	\$2,091	21 x 95	21 x 97	3	1
	37 Eighth Avenue	1/29/2019	\$4,900,000	5,803	\$844	55 x 29	55 x 38	3	2
	613 Hudson Street	1/17/2019	\$5,100,000	2,340	\$2,179	20 x 26	20 x 30	3	1
	53 Jane Street	3/21/2019	\$6,700,000	3,228	\$2,076	19 x 50	19 x 66	3	2
	71 Jane Street	4/19/2019	\$8,000,000	3,360	\$2,381	21 x 40	21 x 87	3	2
	16 Leroy Street	6/24/2019	\$5,600,000	2,216	\$2,527	20 x 42	20 x 80	4	3
	16 Morton Street	3/25/2019	\$14,150,000	5,662	\$2,499	25 x 90	25 x 90	3	2
	68 Morton Street	1/31/2019	\$7,775,000	3,455	\$2,250	25 x 28	25 x 28	3	2
	146 Waverly Place	6/28/2019	\$17,400,000	8,016	\$2,171	22 x 58	22 x 98	4	1
	243 Waverly Place	6/19/2019	\$8,000,000	3,207	\$2,495	17 x 46	17 x 66	4	1
109 West 11th Street	5/22/2019	\$11,200,000	4,060	\$2,759	20 x 53	20 x 83	3	1	
208 West 11th Street	4/4/2019	\$8,900,000	3,700	\$2,405	20 x 38	20 x 54	4	1	
250 West 11th Street	1/4/2019	\$4,700,000	2,850	\$1,649	17 x 40	17 x 49	4	2	
252 West 12th Street	6/27/2019	\$19,000,000	4,875	\$3,897	21 x 44	21 x 85	4	1	

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# Upper Manhattan

First Half 2019

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



BrownHarrisStevens.com WEB# 18994488

	Address*	Date Sold	Price	SqFt**	Price PSF	Building Dimensions	Lot Dimensions	Floors**	Units**
Central Harlem	80 West 120th Street	1/18/2019	\$2,900,000	4,740	\$612	20 x 52	20 x 100	4	1
	209 West 121st Street	1/15/2019	\$2,400,000	2,688	\$893	16 x 56	16 x 101	4	3
	244 West 121st Street	5/9/2019	\$2,640,000	3,060	\$863	17 x 60	17 x 101	4	3
	116 West 130th Street	4/19/2019	\$2,300,000	3,476	\$662	16 x 50	17 x 100	4	3
	213 West 131st Street	2/22/2019	\$2,380,000	3,460	\$688	17 x 52	17 x 100	4	2
	123 West 132nd Street	1/4/2019	\$2,230,000	3,400	\$656	17 x 50	17 x 100	4	1
	259 West 132nd Street	4/26/2019	\$2,200,000	3,200	\$688	16 x 50	16 x 100	4	3
	202 West 137th Street	1/25/2019	\$1,790,000	4,128	\$434	18 x 52	18 x 100	3	2
	218 West 139th Street	6/27/2019	\$3,400,000	3,852	\$883	20 x 60	32 x 100	4	2
	319 West 139th Street	1/31/2019	\$1,800,000	3,400	\$529	17 x 50	17 x 100	3	2
East Harlem	217 East 111th Street	3/29/2019	\$1,900,000	3,036	\$626	22 x 46	23 x 101	3	3
	415 East 116th Street	6/12/2019	\$2,150,000	4,400	\$489	22 x 50	22 x 101	3	3
	511 East 118th Street	2/1/2019	\$2,137,500	3,072	\$696	17 x 48	17 x 101	3	3
	412 East 120th Street	3/27/2019	\$1,825,000	4,180	\$437	19 x 55	19 x 100	4	2
	1937 Madison Avenue	1/30/2019	\$3,300,000	6,238	\$529	22 x 48	22 x 85	4	3
Hamilton Heights	3686 Broadway	5/10/2019	\$2,000,000	3,328	\$601	16 x 52	16 x 78	4	2
	43 Hamilton Terrace	2/25/2019	\$3,100,000	5,220	\$594	19 x 50	19 x 98	5	2
	455 West 141st Street	4/29/2019	\$2,600,000	4,593	\$566	18 x 70	18 x 100	4	3
	533 West 141st Street	3/26/2019	\$2,300,000	3,600	\$639	12 x 68	12 x 100	4	1
	463 West 143rd Street	1/15/2019	\$3,188,250	5,130	\$621	19 x 54	19 x 100	4	2
	475 West 146th Street	4/1/2019	\$2,425,000	5,500	\$441	17 x 60	22 x 100	4	2
	423 West 147th Street	5/1/2019	\$531,527	4,572	\$116	18 x 56	18 x 100	3	3
	634 West 147th Street	3/21/2019	\$2,400,000	2,970	\$808	18 x 55	24 x 100	3	3
	620 West 148th Street	5/16/2019	\$2,725,000	3,896	\$699	15 x 65	15 x 99	4	2
	524 West 150th Street	3/21/2019	\$1,200,134	3,300	\$364	15 x 55	15 x 100	3	1
Hudson Heights	16 Chittenden Avenue	1/17/2019	\$2,000,000	3,300	\$606	17 x 54	25 x 139	3	2
	286 Wadsworth Avenue	6/13/2019	\$945,000	1,914	\$494	20 x 30	23 x 95	2	1
	605 West 187th Street	6/11/2019	\$775,000	3,096	\$250	20 x 44	20 x 95	3	2
Marble Hill	40 Adrian Avenue	3/6/2019	\$739,000	2,000	\$370	19 x 32	19 x 50	2	1
	36 Van Corlear Place	4/12/2019	\$375,000	1,528	\$245	19 x 32	22 x 71	3	1
Morningside Heights	345 West 121st Street	3/8/2019	\$3,450,000	3,712	\$929	16 x 58	16 x 101	4	2
Washington Heights	630 West 158th Street	4/25/2019	\$2,300,000	3,416	\$673	19 x 45	19 x 100	4	2
	562 West 161st Street	1/25/2019	\$2,150,000	3,584	\$600	16 x 50	16 x 100	4	3
	427 West 162nd Street	6/20/2019	\$2,647,000	4,552	\$582	19 x 52	19 x 113	4	2
	565 West 170th Street	5/23/2019	\$1,825,000	1,736	\$1,051	21 x 33	25 x 100	3	1

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# Contact us

## West Side

1926 Broadway  
Kevin Kovesci, EVP  
Managing Director of Sales

CENTRAL PARK WEST



5TH AVENUE

## Madison Avenue

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## East Side

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## BHS Residential Management

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## Brown Harris Stevens Development Marketing

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Stephen Kliegerman,  
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## Downtown

130 Fifth Avenue  
Stephen Klym, EVP  
Managing Director of Sales

## Tribeca

43 North Moore  
Stephen Klym, EVP  
Managing Director of Sales

Prepared by Gregory Heym, Chief Economist, and Alan Tsang, Senior Analyst, Brown Harris Stevens.

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## Park Slope

100 Seventh Avenue  
Camille Logan, EVP  
Managing Director of Sales

## Park Slope

244 Fifth Avenue  
Camille Logan, EVP  
Managing Director of Sales

## Brooklyn Heights

129 Montague Street  
Christopher Thomas, EVP  
Managing Director of Sales

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