

Second 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# 14575707

	Address*	Date Sold	Price	SqFt**	Price PSF	Building Dimensions	Lot Dimensions	Floors**	Units**
Carnegie Hill	69 East 91st Street	9/5/2018	\$15,925,000	6,483	\$2,456	19 x 50	19 x 101	5	1
	134 East 92nd Street	10/4/2018	\$5,800,000	3,227	\$1,797	17 x 40	17 x 79	4	1
	14 East 93rd Street	8/20/2018	\$11,550,000	6,720	\$1,719	20 x 70	20 x 101	5	1
	133 East 94th Street	8/31/2018	\$6,998,425	3,500	\$2,000	17 x 48	17 x 101	4	2
Lenox Hill	218 East 61st Street	11/29/2018	\$6,150,000	3,000	\$2,050	20 x 50	20 x 100	4	3
Upper East Side	47 East 63rd Street	7/23/2018	\$7,425,000	5,438	\$1,365	16 x 60	16 x 100	5	2
	174 East 64th Street	9/6/2018	\$12,750,000	7,500	\$1,700	21 x 50	21 x 100	5	1
	34 East 70th Street	11/21/2018	\$18,250,000	12,439	\$1,467	37 x 65	37 x 100	5	10
	172 East 71st Street	11/5/2018	\$6,030,000	3,750	\$1,608	17 x 55	17 x 100	3	2
	4 East 74th Street	9/27/2018	\$31,950,000	12,745	\$2,507	25 x 100	25 x 102	6	1
	154 East 74th Street	9/18/2018	\$9,000,000	4,275	\$2,105	19 x 50	19 x 102	4	1
Yorkville	110 East 76th Street	8/16/2018	\$40,250,000	15,000	\$2,683	36 x 64	36 x 102	7	1
	307 East 87th Street	7/16/2018	\$5,000,000	3,300	\$1,515	17 x 50	17 x 101	4	1
	524 East 89th Street	7/11/2018	\$4,550,000	2,722	\$1,672	19 x 48	19 x 101	3	1
	1624 York Avenue	7/12/2018	\$8,086,957	3,060	\$2,643	17 x 45	17 x 74	4	3
	1630 York Avenue	7/12/2018	\$4,043,478	3,060	\$1,321	17 x 45	17 x 74	4	2
	1632 York Avenue	7/12/2018	\$6,065,217	4,050	\$1,498	17 x 74	17 x 74	4	3

This report only includes closed sales where deeds have been recorded at the Office of the City Register.
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 ** Estimated. All measurements including the number of floors and units are taken from tax roll data or broker reported.
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West Side

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



BrownHarrisStevens.com WEB# 18448224

	Address *	Date Sold	Price	SqFt **	Price PSF	Building Dimensions	Lot Dimensions	Floors **	Units**
Lincoln Square	24 West 71st Street	11/26/2018	\$9,500,000	5,596	\$1,698	20 x 58	20 x 100	5	1
Upper West Side	352 Riverside Drive	7/12/2018	\$11,605,000	9,083	\$1,278	26 x 68	41 x 100	5	1
	18 West 75th Street	11/20/2018	\$12,250,000	6,673	\$1,836	21 x 59	21 x 102	5	1
	117 West 78th Street	8/28/2018	\$5,000,000	3,400	\$1,471	16 x 50	16 x 102	4	2
	129 West 78th Street	12/5/2018	\$5,567,500	3,840	\$1,450	16 x 50	16 x 102	4	3
	52 West 85th Street	11/7/2018	\$9,395,000	6,272	\$1,498	20 x 70	20 x 102	5	1
	31 West 89th Street	8/7/2018	\$13,300,000	8,000	\$1,663	20 x 70	20 x 101	6	1

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Midtown

Generally 34th Street
to 59th Street



BrownHarrisStevens.com WEB# 19294430

	Address *	Date Sold	Price	SqFt **	Price PSF	Building Dimensions	Lot Dimensions	Floors **	Units**
Beekman	413 East 50th Street	8/20/2018	\$4,950,000	3,675	\$1,347	19 x 45	19 x 100	4	2
Sutton	13 Sutton Place	9/20/2018	\$6,510,000	3,900	\$1,669	17 x 49	17 x 51	4	1
	4 Sutton Square	9/24/2018	\$12,000,000	4,004	\$2,997	17 x 47	17 x 51	5	1
Turtle Bay	209 East 48th Street	8/15/2018	\$3,900,000	3,587	\$1,087	17 x 50	17 x 100	4	2

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Downtown

34th-14th Street

	Address *	Date Sold	Price	SqFt **	Price PSF	Building Dimensions	Lot Dimensions	Floors **	Units**
Chelsea	332 West 20th Street	8/8/2018	\$7,500,000	3,072	\$2,441	16 x 48	16 x 92	4	1
	240 West 21st Street	10/19/2018	\$6,350,000	3,600	\$1,764	20 x 60	20 x 110	4	1
	462 West 25th Street	12/18/2018	\$5,500,000	4,290	\$1,282	19 x 46	19 x 99	5	1
Gramercy	343 East 18th Street	11/9/2018	\$7,200,000	5,000	\$1,440	20 x 50	20 x 92	3	2
Kips Bay	205 East 31st Street	12/18/2018	\$3,700,000	2,900	\$1,276	18 x 35	18 x 50	4	3
	165 Lexington Avenue	10/30/2018	\$8,300,000	4,390	\$1,891	22 x 88	22 x 100	4	4
	167 Lexington Avenue	9/26/2018	\$8,750,000	4,250	\$2,059	22 x 100	22 x 100	4	3

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Downtown

South of 14th Street



BrownHarrisStevens.com WEB# 18879235

	Address *	Date Sold	Price	SqFt **	Price PSF	Building Dimensions	Lot Dimensions	Floors **	Units**
East Village	526 East 5th Street	12/3/2018	\$6,100,000	5,200	\$1,173	20 x 80	20 x 79	4	1
	538 East 11th Street	10/25/2018	\$16,250,000	14,000	\$1,161	51 x 95	51 x 95	2	2
Greenwich Village	58 West 9th Street	9/14/2018	\$10,630,000	4,930	\$2,156	17 x 58	17 x 94	5	1
	37 West 10th Street	7/11/2018	\$37,200,000	9,800	\$3,796	25 x 62	25 x 95	5	1
	29 East 11th Street	7/11/2018	\$9,725,000	5,024	\$1,936	23 x 53	23 x 102	5	2
Little Italy	1 Centre Market Place	12/3/2018	\$4,607,000	3,700	\$1,245	17 x 59	17 x 59	3	1
Meat Packing	347 West 4th Street	12/27/2018	\$4,263,000	2,625	\$1,624	22 x 25	22 x 25	4	2
Nolita	38 Prince Street	8/30/2018	\$21,000,000	9,100	\$2,308	25 x 65	26 x 139	5	1
SoHo	57 Grand Street	10/9/2018	\$8,625,000	7,370	\$1,170	22 x 67	22 x 67	4	3
	15 Vandam Street	11/19/2018	\$6,250,000	7,464	\$837	25 x 100	25 x 100	3	3
	53 Wooster Street	10/3/2018	\$7,200,000	4,700	\$1,532	18 x 36	18 x 75	3	2
Tribeca	162 Chambers Street	11/14/2018	\$11,700,000	10,000	\$1,170	32 x 75	32 x 75	5	3
	150 Reade Street	7/11/2018	\$10,500,000	6,685	\$1,571	25 x 54	25 x 54	6	1
	431 Washington Street	7/30/2018	\$7,000,000	3,442	\$2,034	20 x 74	20 x 82	2	2
West Village	34 Bank Street	10/22/2018	\$12,000,000	3,840	\$3,125	20 x 42	20 x 93	2	2
	25 Barrow Street	8/24/2018	\$5,995,000	3,016	\$1,988	22 x 25	25 x 81	4	2
	39 Barrow Street	11/15/2018	\$6,995,000	2,256	\$3,101	21 x 25	21 x 40	4	1
	24 Commerce Street	11/8/2018	\$4,000,000	1,160	\$3,448	17 x 30	17 x 57	3	1
	26 Downing Street	7/25/2018	\$19,700,000	6,534	\$3,015	23 x 35	24 x 75	5	1
	18 Grove Street	7/17/2018	\$24,500,000	3,840	\$6,380	20 x 44	20 x 68	5	1
	51 Horatio Street	11/29/2018	\$7,030,000	2,480	\$2,835	16 x 42	16 x 59	4	1
	11 Leroy Street	11/15/2018	\$11,250,000	4,880	\$2,305	25 x 90	25 x 90	3	2
	20 Leroy Street	7/31/2018	\$2,939,000	2,340	\$1,256	20 x 42	20 x 80	3	3
	40 Leroy Street	7/25/2018	\$11,750,000	3,650	\$3,219	19 x 50	19 x 50	3	1
	66 Morton Street	7/31/2018	\$15,500,000	5,834	\$2,657	25 x 56	25 x 100	4	3
	234 West 10th Street	11/20/2018	\$7,225,000	3,000	\$2,408	20 x 50	26 x 96	3	1
	121 West 11th Street	10/25/2018	\$9,450,000	4,557	\$2,074	21 x 56	21 x 103	3	2
246 West 12th Street	10/10/2018	\$8,450,000	4,104	\$2,059	19 x 35	19 x 80	3	2	

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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**
Central Harlem	128 West 117th Street	11/26/2018	\$2,100,000	1,480	\$1,419	21 x 43	21 x 101	3	3
	112 West 118th Street	7/3/2018	\$3,400,000	3,328	\$1,022	16 x 50	16 x 101	4	2
	17 West 120th Street	8/1/2018	\$3,750,000	4,480	\$837	20 x 54	20 x 101	4	3
	106 West 120th Street	8/20/2018	\$3,375,000	4,000	\$844	18 x 61	18 x 101	4	3
	127 West 120th Street	8/10/2018	\$3,451,000	3,753	\$920	21 x 66	21 x 101	4	1
	253 West 121st Street	7/2/2018	\$3,350,000	3,528	\$950	18 x 49	18 x 101	4	2
	137 West 122nd Street	11/20/2018	\$2,200,000	3,830	\$574	16 x 59	16 x 100	4	1
	76 West 127th Street	11/21/2018	\$3,650,000	2,499	\$1,461	17 x 57	17 x 100	4	2
	156 West 130th Street	10/25/2018	\$1,270,000	3,600	\$353	19 x 49	19 x 100	3	3
	109 West 132nd Street	9/18/2018	\$3,000,000	2,250	\$1,333	15 x 48	15 x 100	3	2
	212 West 132nd Street	9/7/2018	\$2,725,000	3,600	\$757	18 x 50	18 x 100	4	2
	244 West 136th Street	10/9/2018	\$1,658,593	3,334	\$497	17 x 49	17 x 100	4	2
	259 West 138th Street	11/6/2018	\$2,950,000	3,575	\$825	17 x 70	17 x 100	3	2
	265 West 139th Street	7/24/2018	\$3,170,000	4,500	\$704	19 x 52	19 x 100	4	1
East Harlem	124 East 101st Street	8/1/2018	\$4,800,000	4,469	\$1,074	17 x 46	17 x 101	5	1
	170 East 111th Street	10/4/2018	\$750,000	3,312	\$226	18 x 46	18 x 101	3	3
	226 East 112th Street	9/26/2018	\$2,075,000	3,864	\$537	21 x 46	21 x 101	3	3
	417 East 118th Street	10/12/2018	\$2,475,000	5,046	\$490	17 x 65	17 x 101	4	3
	513 East 118th Street	8/24/2018	\$1,980,000	5,046	\$392	17 x 48	17 x 101	4	3
	14 East 126th Street	10/19/2018	\$3,550,000	4,285	\$828	18 x 54	19 x 100	4	1
Hamilton Heights	642 West 138th Street	10/12/2018	\$1,525,000	1,980	\$770	15 x 44	15 x 100	3	1
	518 West 150th Street	7/2/2018	\$2,807,000	2,282	\$1,230	17 x 54	17 x 100	4	2
	517 West 152nd Street	11/20/2018	\$2,525,000	3,572	\$707	20 x 65	30 x 100	3	3
Hudson Heights	398 Audubon Avenue	10/11/2018	\$1,550,000	2,500	\$620	18 x 50	18 x 50	2	2
Marble Hill	165 West 228th Street	10/2/2018	\$660,000	2,658	\$248	16 x 48	19 x 90	3	2
Washington Heights	10 Jumel Terrace	9/19/2018	\$2,400,000	3,728	\$644	18 x 58	18 x 100	4	1
	443 West 162nd Street	7/24/2018	\$2,450,000	3,952	\$620	20 x 52	20 x 113	4	2
	502 West 168th Street	9/17/2018	\$1,375,000	2,560	\$537	17 x 40	17 x 95	4	2

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CENTRAL PARK WEST

CENTRAL PARK

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