

Second Half 2019 Market Report Manhattan Townhouses

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BHS PARTNERING
WORLDWIDE



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# 20007446

| | Address* | Date Sold | Price | SqFt** | Price PSF | Building Dimensions | Lot Dimensions | Floors** | Units** |
|-----------------|----------------------|------------|--------------|--------|-----------|---------------------|----------------|----------|---------|
| Carnegie Hill | 107 East 91st Street | 8/29/2019 | \$5,250,000 | 4,329 | \$1,213 | 15 x 57 | 15 x 100 | 5 | 1 |
| | 3 East 94th Street | 11/6/2019 | \$21,000,000 | 9,850 | \$2,132 | 25 x 60 | 25 x 101 | 6 | 1 |
| | 158 East 95th Street | 7/8/2019 | \$4,650,000 | 3,456 | \$1,345 | 18.75 x 48 | 18.75 x 100.67 | 4 | 2 |
| Lenox Hill | 235 East 72nd Street | 12/17/2019 | \$10,750,000 | 2,634 | \$4,081 | 18 x 48 | 18 x 102.17 | 4 | 1 |
| Upper East Side | 36 East 64th Street | 10/30/2019 | \$9,737,500 | 7,500 | \$1,298 | 17 x 88 | 17 x 100 | 5 | 1 |
| | 49 East 67th Street | 10/23/2019 | \$11,750,000 | 8,926 | \$1,316 | 20 x 55 | 20 x 100.42 | 5 | 1 |
| | 18 East 73rd Street | 9/11/2019 | \$27,000,000 | 10,080 | \$2,679 | 22.6 x 70 | 22.6 x 100 | 5 | 1 |
| | 128 East 73rd Street | 10/10/2019 | \$14,999,999 | 9,050 | \$1,657 | 30 x 60 | 30 x 102 | 4 | 2 |
| | 132 East 74th Street | 7/8/2019 | \$7,500,000 | 5,161 | \$1,453 | 24 x 56 | 24 x 102 | 5 | 2 |
| | 159 East 78th Street | 12/5/2019 | \$7,225,000 | 2,052 | \$3,521 | 18 x 38 | 18 x 102 | 4 | 1 |
| | 46 East 82nd Street | 10/30/2019 | \$15,100,000 | 7,352 | \$2,054 | 18 x 70 | 18 x 100 | 5 | 1 |
| | 159 East 82nd Street | 10/18/2019 | \$6,950,000 | 3,420 | \$2,032 | 19.17 x 45 | 19.17 x 82 | 3 | 1 |
| | 807 Park Avenue | 12/5/2019 | \$24,000,000 | 21,999 | \$1,091 | 25 x 60 | 25 x 75 | 12 | 3 |

This report only includes closed sales where deeds have been recorded at the Office of the City Register.
 * Includes only 1-3 family dwellings, or buildings purchased for conversion to a 1-3 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.

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

| | Address* | Date Sold | Price | SqFt** | Price PSF | Building Dimensions | Lot Dimensions | Floors** | Units** |
|-----------------|----------------------|------------|-------------|--------|-----------|---------------------|----------------|----------|---------|
| Upper West Side | 323 West 88th Street | 11/21/2019 | \$9,999,999 | 8,500 | \$1,176 | 20 x 80 | 20 x 100.67 | 7 | 1 |
| | 128 West 95th Street | 12/17/2019 | \$6,500,000 | 5,500 | \$1,182 | 17 x 50 | 17 x 100.67 | 4 | 1 |



BrownHarrisStevens.com WEB# 19908322

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Generally 34th Street
to 59th Street

| | Address* | Date Sold | Price | SqFt** | Price PSF | Building Dimensions | Lot Dimensions | Floors** | Units** |
|-------------|----------------------|------------|--------------|--------|-----------|---------------------|----------------|----------|---------|
| Murray Hill | 142 East 38th Street | 10/18/2019 | \$4,080,000 | 4,000 | \$1,020 | 20 x 50 | 20 x 98.75 | 4 | 2 |
| Sutton | 3 Riverview Terrace | 11/13/2019 | \$6,500,000 | 4,400 | \$1,477 | 16.67 x 40 | 16.67 x 75 | 3 | 1 |
| | 1 Sutton Place | 10/8/2019 | \$13,000,000 | 7,000 | \$1,857 | 20.42 x 70.25 | 20.42 x 70.25 | 4 | 1 |



BrownHarrisStevens.com WEB# 19903596

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34th-14th Street

| | Address* | Date Sold | Price | SqFt** | Price PSF | Building Dimensions | Lot Dimensions | Floors** | Units** |
|----------|----------------------|-----------|-------------|--------|-----------|---------------------|----------------|----------|---------|
| Chelsea | 483 West 22nd Street | 9/3/2019 | \$6,725,000 | 4,150 | \$1,620 | 15.67 x 50 | 15.67 x 98.75 | 5 | 1 |
| | 278 West 25th Street | 8/27/2019 | \$4,100,000 | 2,736 | \$1,499 | 19 x 33 | 19 x 49 | 3 | 2 |
| | 448 West 25th Street | 10/7/2019 | \$4,800,000 | 3,900 | \$1,231 | 20 x 43 | 20 x 98.75 | 4 | 3 |
| Gramercy | 217 East 17th Street | 9/19/2019 | \$4,700,000 | 4,125 | \$1,139 | 15 x 54 | 15 x 92 | 4 | 2 |



BrownHarrisStevens.com WEB# 19981622

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South of 14th Street



BrownHarrisStevens.com WEB# 19989562

| | Address* | Date Sold | Price | SqFt** | Price PSF | Building Dimensions | Lot Dimensions | Floors** | Units** |
|--------------|----------------------|------------|-----------------|--------|-----------|---------------------|----------------|----------|---------|
| East Village | 743 East 6th Street | 7/24/2019 | \$3,200,000.00 | 3,680 | \$870 | 23 x 90 | 23 x 90.83 | 3 | 1 |
| | 125 East 10th Street | 10/11/2019 | \$7,650,000.00 | 4,200 | \$1,821 | 14 x 60 | 14 x 95 | 4 | 1 |
| Seaport | 245 Water Street | 8/14/2019 | \$12,300,000.00 | 13,015 | \$945 | 37.75 x 76.33 | 37.75 x 76.33 | 5 | 2 |
| SoHo | 50 Sullivan Street | 9/13/2019 | \$12,250,000.00 | 5,975 | \$2,050 | 25 x 48 | 25 x 95 | 3 | 1 |
| West Village | 96 Bank Street | 11/26/2019 | \$5,125,000.00 | 3,750 | \$1,367 | 18.67 x 38.83 | 19 x 54 | 2 | 2 |
| | 95 Barrow Street | 10/15/2019 | \$6,750,000.00 | 2,592 | \$2,604 | 18 x 36 | 18 x 50 | 4 | 1 |
| | 8 Perry Street | 10/18/2019 | \$12,600,000.00 | 5,322 | \$2,368 | 22 x 42 | 22 x 95 | 4 | 1 |
| | 65 Horatio Street | 10/17/2019 | \$4,450,000.00 | 2,296 | \$1,938 | 19 x 25 | 33 x 25 | 4 | 2 |
| | 23 Perry Street | 8/19/2019 | \$14,100,000.00 | 4,570 | \$3,085 | 19 x 48 | 19 x 64 | 4 | 1 |
| | 255 West 11th Street | 10/25/2019 | \$17,450,000.00 | 3,520 | \$4,957 | 20 x 44 | 20 x 70 | 4 | 3 |

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



BrownHarrisStevens.com WEB# 19771964

| | Address * | Date Sold | Price | SqFt** | Price PSF | Building Dimensions | Lot Dimensions | Floors** | Units** | |
|-----------------------|-----------------------|--------------------|----------------|----------------|-----------|---------------------|----------------|----------|---------|---|
| Central Harlem | 41 Bradhurst Avenue | 10/10/2019 | \$1,750,000.00 | 2,984 | \$586 | 18 x 42 | 18 x 72 | 4 | 2 | |
| | 5 West 119th Street | 8/19/2019 | \$1,825,000.00 | 2,224 | \$821 | 14 x 38 | 14 x 53.92 | 4 | 2 | |
| | 34 West 119th Street | 12/30/2019 | \$2,226,825.00 | 3,708 | \$601 | 18 x 50 | 18 x 100.92 | 3 | 3 | |
| | 19 West 120th Street | 12/18/2019 | \$4,700,000.00 | 5,500 | \$855 | 20 x 55 | 20 x 100.92 | 4 | 2 | |
| | 134 West 121st Street | 11/19/2019 | \$2,700,000.00 | 5,800 | \$466 | 20 x 68 | 20 x 100.92 | 4 | 2 | |
| | 34 West 128th Street | 11/18/2019 | \$2,075,000.00 | 5,200 | \$399 | 25 x 52 | 25 x 99.92 | 4 | 3 | |
| | 16 West 131st Street | 12/18/2019 | \$1,260,000.00 | 3,440 | \$366 | 15 x 54 | 15 x 84.92 | 4 | 2 | |
| | 102 West 131st Street | 12/5/2019 | \$2,875,000.00 | 5,430 | \$529 | 16.67 x 99.92 | 16.67 x 99.92 | 4 | 2 | |
| | 236 West 132nd Street | 7/19/2019 | \$2,135,000.00 | 3,000 | \$712 | 15 x 50 | 15 x 100 | 3 | 3 | |
| | 116 West 133rd Street | 12/30/2019 | \$2,850,000.00 | 4,750 | \$600 | 20 x 60 | 20 x 99 | 4 | 3 | |
| East Harlem | 215 West 138th Street | 9/11/2019 | \$2,575,000.00 | 4,400 | \$585 | 17 x 65 | 17 x 99.92 | 3 | 1 | |
| | 230 West 139th Street | 9/26/2019 | \$1,719,000.00 | 4,216 | \$408 | 17 x 62 | 17 x 99.92 | 4 | 1 | |
| | 350 East 116th Street | 10/7/2019 | \$1,850,000.00 | 3,750 | \$493 | 16.67 x 45 | 16.67 x 100.92 | 4 | 2 | |
| | 350 East 120th Street | 11/4/2019 | \$700,000.00 | 2,304 | \$304 | 16 x 36 | 16 x 50.42 | 2 | 1 | |
| | 24 East 126th Street | 11/15/2019 | \$3,400,000.00 | 4,123 | \$825 | 19 x 54 | 19 x 100 | 4 | 2 | |
| | 11 East 129th Street | 8/22/2019 | \$1,550,000.00 | 2,500 | \$620 | 16 x 38 | 16 x 64 | 4 | 1 | |
| | 29 East 129th Street | 7/17/2019 | \$2,265,500.00 | 3,500 | \$647 | 17 x 50 | 17 x 100 | 3 | 3 | |
| | Hamilton Heights | 327 Convent Avenue | 7/9/2019 | \$3,450,000.00 | 4,720 | \$731 | 20 x 55 | 20 x 100 | 5 | 1 |
| | | 331 Convent Avenue | 11/4/2019 | \$2,350,000.00 | 4,915 | \$478 | 20 x 57 | 20 x 100 | 4 | 3 |
| | | 389 Convent Avenue | 11/25/2019 | \$1,100,000.00 | 2,560 | \$430 | 16 x 40 | 16 x 50 | 4 | 1 |
| 457 Convent Avenue | | 9/20/2019 | \$1,180,366.00 | 3,328 | \$355 | 16 x 43 | 16 x 50 | 4 | 3 | |
| 50 Hamilton Terrace | | 10/1/2019 | \$3,800,000.00 | 3,564 | \$1,066 | 17 x 52 | 17 x 100 | 4 | 2 | |
| 473 West 140th Street | | 10/17/2019 | \$440,000.00 | 3,618 | \$122 | 18 x 70 | 18 x 99.92 | 4 | 2 | |
| 526 West 143rd Street | | 8/13/2019 | \$1,800,000.00 | 3,392 | \$531 | 15.08 x 50 | 15.08 x 99.92 | 3 | 1 | |
| 466 West 144th Street | | 8/29/2019 | \$3,600,000.00 | 4,716 | \$763 | 21 x 55 | 21 x 99.92 | 4 | 1 | |
| 457 West 148th Street | | 10/30/2019 | \$2,275,000.00 | 4,015 | \$567 | 18.5 x 45 | 18.5 x 99.92 | 4 | 3 | |
| 522 West 149th Street | | 7/10/2019 | \$2,100,000.00 | 3,172 | \$662 | 15 x 52 | 15 x 100 | 4 | 3 | |

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|--------------------|---------------------------|------------|----------------|--------|-----------|---------------------|----------------|----------|---------|
| Hudson Heights | 392 Audubon Avenue | 11/26/2019 | \$999,000.00 | 1,980 | \$505 | 18 x 40 | 18 x 50 | 2 | 2 |
| | 559 West 182nd Street | 7/26/2019 | \$1,221,900.00 | 2,472 | \$494 | 16.67 x 40 | 16.67 x 79.75 | 3 | 1 |
| Inwood | 535 West 217th Street | 10/8/2019 | \$1,530,000.00 | 2,167 | \$706 | 18 x 47 | 31 x 100 | 2 | 1 |
| Marble Hill | 12 Ft Charles Place | 7/3/2019 | \$1,450,000.00 | 4,410 | \$329 | 28 x 46 | 50 x 103 | 3 | 3 |
| | 45 Ft Charles Place | 8/5/2019 | \$649,000.00 | 1,708 | \$380 | 21 x 50 | 29 x 106 | 2 | 1 |
| | 61 Marble Hill Avenue | 9/12/2019 | \$1,090,000.00 | 3,738 | \$292 | 34.5 x 37 | 38.58 x 66.75 | 2 | 3 |
| | 18 Van Corlear Place | 11/27/2019 | \$1,100,000.00 | 3,312 | \$332 | 23.33 x 72 | 28 x 100 | 2 | 2 |
| | 36 Van Corlear Place | 11/19/2019 | \$710,000.00 | 1,528 | \$465 | 18.75 x 32 | 22 x 71 | 3 | 1 |
| Washington Heights | 857 Riverside Drive | 10/28/2019 | \$975,000.00 | 2,880 | \$339 | 22 x 35 | 51.33 x 139 | 2 | 2 |
| | 944 Saint Nicholas Avenue | 7/18/2019 | \$1,827,500.00 | 3,213 | \$569 | 20.08 x 40 | 20.08 x 50.08 | 4 | 3 |
| | 14 Sylvan Terrace | 7/2/2019 | \$1,589,000.00 | 1,425 | \$1,115 | 19 x 25 | 19 x 34 | 3 | 2 |
| | 553 West 159th Street | 8/21/2019 | \$1,315,000.00 | 2,400 | \$548 | 15 x 40 | 15 x 99.92 | 3 | 2 |
| | 565 West 159th Street | 7/11/2019 | \$950,000.00 | 2,400 | \$396 | 15 x 40 | 15 x 99 | 3 | 1 |

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Park Slope

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