

First Half 2017

MANHATTAN TOWNHOUSE MARKET REPORT

BROWN HARRIS STEVENS Established 1873



East Side

GENERALLY 59TH TO 96TH STREET,
FIFTH AVENUE TO THE EAST RIVER



BrownHarrisStevens.com WEB# 9106891

	Address *	Date Sold	Price	SqFt **	Price PSF	Building Dimensions	Lot Dimensions	Floors **	Units **	Elevator
Between Fifth Ave. & Madison Ave.	12 East 73rd Street	1/31/17	\$41,000,000	7,788	\$5,265	22 x 70	22 x 102	5	1	Y
	7 East 76th Street	3/7/17	\$33,200,000	8,575	\$3,872	24 x 70	24 x 102	5	1	Y
	14 East 82nd Street	1/20/17	\$9,148,120	9,300	\$984	22 x 71	22 x 102	5	1	Y
	20 East 95th Street	4/13/17	\$6,500,000	4,040	\$1,609	16 x 60	16 x 101	5	4	N
	22 East 95th Street	5/22/17	\$12,500,000	6,680	\$1,871	19 x 55	19 x 100	5	1	Y
Between Madison Ave. & Park Ave.	58 East 66th Street	2/10/17	\$24,175,000	6,000	\$4,029	20 x 60	20 x 100	5	1	Y
	34 East 74th Street	3/16/17	\$17,500,000	6,216	\$2,815	20 x 50	20 x 102	5	2	Y
Between Park Ave. & Lexington Ave.	118 East 64th Street	6/7/17	\$6,000,000	3,012	\$1,992	12 x 60	12 x 100	4	2	N
	124 East 64th Street	1/27/17	\$14,000,000	4,500	\$3,111	20 x 45	20 x 100	5	1	Y
	132 East 71st Street	1/23/17	\$18,000,000	6,052	\$2,974	22 x 76	22 x 100	5	2	Y
	117 East 83rd Street	4/18/17	\$21,000,000	5,072	\$4,140	25 x 92	25 x 102	3	1	Y
Between Lexington Ave. & Third Ave.	167 East 62nd Street	6/13/17	\$7,220,500	3,810	\$1,895	16 x 52	16 x 100	4	4	N
	160 East 70th Street	5/11/17	\$9,350,000	5,994	\$1,560	20 x 60	20 x 100	5	2	N
	174 East 70th Street	5/8/17	\$11,200,000	3,910	\$2,864	18 x 46	18 x 100	5	2	N
	167 East 73rd Street	3/31/17	\$19,250,000	5,795	\$3,322	25 x 102	25 x 102	2	3	N
	159 East 82nd Street	6/2/17	\$7,000,000	3,420	\$2,047	19 x 45	19 x 82	4	1	N
	161 East 82nd Street	6/22/17	\$7,000,000	3,420	\$2,047	19 x 45	19 x 82	4	1	N
Between Third Ave. & Second Ave.	165 East 94th Street	4/19/17	\$5,750,000	3,564	\$1,613	19 x 48	19 x 101	4	1	N
	220 East 61st Street	2/24/17	\$7,050,000	4,000	\$1,763	19 x 50	19 x 100	5	2	N
	236 East 62nd Street	1/20/17	\$6,982,500	4,282	\$1,631	20 x 45	20 x 100	4	3	N
	232 East 68th Street	4/3/17	\$8,000,000	3,456	\$2,315	18 x 48	18 x 100	4	2	N
	252 East 68th Street	6/22/17	\$6,000,000	3,585	\$1,674	17 x 48	17 x 100	4	1	N
Between Second Ave. & First Ave.	240 East 74th Street	1/27/17	\$5,850,000	4,600	\$1,272	17 x 54	17 x 102	5	1	N
	349 East 62nd Street	1/26/17	\$3,850,000	2,584	\$1,490	17 x 38	17 x 100	4	2	N
Between York Ave. & East End Ave.	558 East 87th Street	1/11/17	\$4,495,000	1,824	\$2,464	20 x 34	20 x 35	4	1	N

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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.	48 West 70th Street	5/18/17	\$14,900,000	6,328	\$2,355	22 x 65	22 x 100	5	3	Y
	43 West 73rd Street	1/12/17	\$15,500,000	5,292	\$2,929	21 x 68	21 x 102	5	1	Y
	30 West 85th Street	5/10/17	\$13,000,000	6,198	\$2,097	21 x 55	21 x 102	5	1	N
	26 West 87th Street	4/20/17	\$9,475,000	6,300	\$1,504	20 x 70	20 x 101	5	3	N
	21 West 88th Street	2/15/17	\$11,650,000	5,509	\$2,115	19 x 52	19 x 101	5	4	N
	55 West 90th Street	6/14/17	\$10,000,000	5,210	\$1,919	19 x 60	19 x 101	5	2	Y
	47 West 94th Street	3/17/17	\$3,500,000	3,050	\$1,148	14 x 52	14 x 101	4	1	N
	21 West 95th Street	1/17/17	\$10,500,000	5,560	\$1,888	19 x 64	19 x 101	4	1	Y
Between Columbus Ave. & Amsterdam Ave.	110 West 79th Street	2/27/17	\$6,450,000	4,600	\$1,402	18 x 48	18 x 77	5	3	N
Between West End Ave. & Riverside Dr.	311 West 100th Street	4/7/17	\$5,000,000	5,220	\$958	18 x 58	18 x 101	5	1	N
	328 West 84th Street	2/2/17	\$5,510,000	3,400	\$1,621	17 x 50	17 x 102	4	3	N
	323 West 88th Street	6/20/17	\$11,850,000	8,500	\$1,394	20 x 68	20 x 101	5	1	Y
	311 West 90th Street	1/13/17	\$12,235,640	7,000	\$1,748	20 x 50	20 x 101	4	1	Y
Between 72nd & 73rd St.	3 Riverside Drive	4/6/17	\$15,800,000	10,897	\$1,450	37 x 95	37 x 95	5	1	Y
Between 76th & 77th St.	354 West End Avenue	6/30/17	\$5,400,000	3,807	\$1,418	19 x 55	19 x 66	5	2	N
Between 93rd & 94th St.	1318 Madison Avenue	2/9/17	\$6,210,000	3,460	\$1,795	16 x 54	16 x 88	4	2	N
Between 100th & 101st St.	4 Manhattan Avenue	3/23/17	\$2,350,000	3,000	\$783	17 x 45	17 x 100	3	1	N

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** 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.

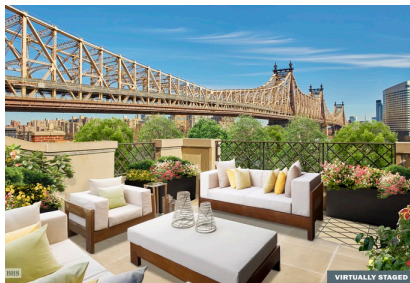
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Midtown

GENERALLY 34TH STREET
TO 59TH STREET



BrownHarrisStevens.com WEB# 16659385



BrownHarrisStevens.com WEB# 16383234

	Address *	Date Sold	Price	SqFt **	Price PSF	Building Dimensions	Lot Dimensions	Floors **	Units **	Elevator
Between Lexington Ave. & Third Ave.	149 East 38th Street	4/28/17	\$7,800,000	7,406	\$1,053	25 x 88	25 x 99	2	1	N
Between Ninth Ave. & Tenth Ave.	448 West 36th Street	1/13/17	\$6,100,000	4,747	\$1,285	25 x 46	25 x 99	4	3	N
Between Park Ave. & Lexington Ave.	130 East 38th Street	5/9/17	\$2,650,000	1,824	\$1,453	20 x 25	20 x 25	4	1	N
Between Third Ave. & Second Ave.	213 East 48th Street	2/15/17	\$5,000,000	3,060	\$1,634	17 x 46	17 x 100	4	1	N
	235 East 48th Street	5/25/17	\$7,000,000	4,800	\$1,458	20 x 58	20 x 100	4	2	N
Between Third Ave. & Second Ave.	244 East 53rd Street	4/10/17	\$5,500,000	3,350	\$1,642	19 x 52	19 x 100	4	3	N

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Downtown

34TH-14TH STREET

	Address*	Date Sold	Price	SqFt**	Price PSF	Building Dimensions	Lot Dimensions	Floors**	Units**	Elevator
Chelsea	539 Sixth Avenue	4/18/17	\$10,600,000	4,271	\$2,482	20 x 74	20 x 78	4	4	N
	256 West 15th Street	3/23/17	\$14,100,000	2,232	\$6,317	16 x 45	16 x 100	3	3	N
	218 West 20th Street	4/17/17	\$7,750,000	4,978	\$1,557	25 x 33	25 x 86	3	3	N
	203 West 22nd Street	1/5/17	\$4,250,000	2,548	\$1,668	17 x 40	17 x 49	4	4	N
	348 West 22nd Street	2/6/17	\$8,000,000	3,042	\$2,630	21 x 56	21 x 99	4	3	N
	444 West 22nd Street	2/2/17	\$8,300,000	3,725	\$2,228	25 x 43	25 x 99	4	3	N
Flatiron	36 East 29th Street	5/5/17	\$12,000,000	2,772	\$4,329	20 x 45	20 x 100	2	2	N
Gramercy Park	243 East 17th Street	6/15/17	\$13,500,000	6,496	\$2,078	28 x 58	28 x 104	4	3	Y
	204 East 20th Street	4/14/17	\$7,000,000	3,360	\$2,083	20 x 42	20 x 78	4	2	N
	304 East 30th Street	5/11/17	\$5,750,000	2,898	\$1,984	21 x 45	21 x 99	4	3	N
Murray Hill/Kips Bay	137 East 30th Street	1/30/17	\$4,800,000	2,397	\$2,003	18 x 47	18 x 100	3	3	N

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Downtown

SOUTH OF 14TH STREET



BrownHarrisStevens.com WEB# 16540627

	Address*	Date Sold	Price	SqFt **	Price PSF	Building Dimensions	Lot Dimensions	Floors**	Units**	Elevator
East Village	165 Avenue B	1/30/17	\$7,215,000	2,132	\$3,384	17 x 38	17 x 100	2	2	N
	217 East 11th Street	6/8/17	\$4,000,000	3,300	\$1,212	13 x 40	13 x 100	5	2	N
	4 East 2nd Street	1/23/17	\$6,800,000	6,313	\$1,077	20 x 40	20 x 63	4	3	N
	114 East 7th Street	1/10/17	\$13,835,000	5,700	\$2,427	60 x 95	60 x 95	1	1	N
Greenwich Village	176 Bleecker Street	4/18/17	\$9,167,000	5,040	\$1,819	22 x 44	22 x 98	5	4	N
	24 East 10th Street	1/11/17	\$10,000,000	4,321	\$2,314	25 x 48	25 x 92	4	3	N
	14 East 11th Street	6/6/17	\$21,000,000	4,299	\$4,885	21 x 58	21 x 95	5	1	Y
	109 Macdougall Street	1/4/17	\$5,250,000	3,902	\$1,345	22 x 60	22 x 74	3	3	N
	186 Sullivan Street	6/22/17	\$14,000,000	3,960	\$3,535	22 x 45	22 x 100	4	1	N
Little Italy	2 Centre Market Place	3/9/17	\$7,090,000	4,100	\$1,729	17 x 58	17 x 59	3	1	N
Lower East Side	32 Orchard Street	4/3/17	\$6,988,000	4,544	\$1,538	25 x 65	25 x 65	4	4	Y
	118 Ridge Street	4/20/17	\$9,600,000	3,060	\$3,137	17 x 45	17 x 100	3	3	N
Soho	102 Greene Street	4/24/17	\$43,500,000	7,000	\$6,214	25 x 100	25 x 100	3	2	N
West Village	56 Bank Street	3/10/17	\$7,000,000	2,880	\$2,431	20 x 36	20 x 42	4	2	N
	19 Bethune Street	1/24/17	\$7,400,000	3,700	\$2,000	22 x 42	22 x 77	4	2	N
	395 Bleecker Street	3/9/17	\$11,139,450	3,040	\$3,664	20 x 40	20 x 75	4	3	N
	176 Christopher Street	4/13/17	\$9,750,000	4,200	\$2,321	22 x 50	22 x 59	4	3	N
	34 Perry Street	4/19/17	\$11,300,000	3,760	\$3,005	21 x 44	21 x 95	4	2	N
	471 Sixth Avenue	1/30/17	\$5,570,000	2,680	\$2,078	20 x 40	20 x 60	3	3	N
	269 West 11th Street	2/27/17	\$27,400,000	6,750	\$4,059	27 x 70	27 x 112	5	3	N
	252 West 12th Street	5/2/17	\$19,000,000	3,112	\$6,105	21 x 44	21 x 85	4	1	N
	137 West 13th Street	6/6/17	\$6,500,000	3,690	\$1,762	20 x 60	20 x 103	4	4	N
	225 West 13th Street	1/18/17	\$14,000,000	6,925	\$2,022	25 x 103	25 x 103	3	2	Y

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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# 16727586

	Address*	Date Sold	Price	SqFt **	Price PSF	Building Dimensions	Lot Dimensions	Floors**	Units**	Elevator
East Harlem	242 East 110th Street	4/11/17	\$2,500,000	2,898	\$863	21 x 46	22 x 101	3	3	N
	184 East 111th Street	2/8/17	\$1,469,500	2,412	\$609	17 x 46	18 x 101	4	4	N
	418 East 120th Street	3/28/17	\$1,487,500	2,189	\$680	19 x 39	19 x 101	4	4	N
	62 East 127th Street	3/27/17	\$2,505,000	2,617	\$957	19 x 48	19 x 100	4	3	N
	18 East 129th Street	4/13/17	\$3,250,000	2,585	\$1,257	18 x 42	18 x 100	4	2	N
	30 East 130th Street	1/30/17	\$2,450,000	2,583	\$949	17 x 50	17 x 100	4	1	N
	1991 Madison Avenue	5/5/17	\$2,675,000	4,408	\$607	19 x 76	19 x 76	4	4	N
	2040 Madison Avenue	3/30/17	\$1,550,000	3,240	\$478	16 x 50	16 x 75	4	2	N
	2052 Madison Avenue	4/3/17	\$2,165,000	4,140	\$523	16 x 50	16 x 75	4	4	N
Hamilton Heights/Sugar Hill	346 Convent Avenue	4/21/17	\$3,125,000	3,708	\$843	26 x 55	26 x 94	4	2	N
	21 Hamilton Terrace	3/31/17	\$3,450,000	4,320	\$799	18 x 50	18 x 76	3	2	N
	27 Hamilton Terrace	6/6/17	\$2,000,000	3,400	\$588	17 x 50	17 x 78	4	2	N
	34 Hamilton Terrace	3/22/17	\$3,535,000	4,122	\$858	19 x 101	19 x 101	4	1	N
	469 West 143rd Street	1/20/17	\$4,650,000	5,810	\$800	18 x 59	18 x 100	6	1	N
	472 West 143rd Street	5/25/17	\$3,000,000	4,464	\$672	16 x 60	16 x 100	5	2	N
	413 West 146th Street	1/19/17	\$2,395,000	2,670	\$897	17 x 52	17 x 100	4	3	N
	431 West 146th Street	5/16/17	\$1,995,000	2,265	\$881	14 x 52	14 x 100	4	4	N
	462 West 146th Street	2/13/17	\$1,600,000	4,816	\$332	20 x 60	20 x 100	5	4	N
	420 West 150th Street	1/27/17	\$1,600,000	2,520	\$635	16 x 49	16 x 82	4	4	N
	458 West 153rd Street	1/19/17	\$2,000,000	2,688	\$744	17 x 42	17 x 95	4	2	N
Harlem	80 West 119th Street	5/30/17	\$1,730,000	3,328	\$520	16 x 50	16 x 101	4	3	N
	114 Edgecombe Avenue	3/30/17	\$2,200,000	3,951	\$557	18 x 50	18 x 85	4	1	N
	189 Edgecombe Avenue	3/8/17	\$1,600,000	2,502	\$639	17 x 50	17 x 100	4	1	N
	411 Lenox Avenue	2/17/17	\$3,650,000	3,827	\$954	26 x 66	26 x 90	3	3	N
	317 West 112th Street	3/20/17	\$3,075,000	3,333	\$923	17 x 51	17 x 101	4	3	N
	49 West 119th Street	2/28/17	\$1,320,000	2,700	\$489	17 x 51	17 x 101	4	4	N
Harlem	128 West 119th Street	3/17/17	\$2,795,000	3,668	\$762	20 x 56	20 x 101	4	4	N
	148 West 119th Street	2/8/17	\$3,500,000	4,044	\$865	18 x 98	18 x 101	4	2	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
	357 West 123rd Street	5/17/17	\$2,460,000	2,340	\$1,051	16 x 52	16 x 101	4	1	N
	145 West 126th Street	2/8/17	\$3,003,837	2,286	\$1,314	15 x 52	15 x 100	4	2	N
	311 West 126th Street	1/18/17	\$1,655,000	3,600	\$460	20 x 40	20 x 97	3	1	N
	16 West 130th Street	6/5/17	\$3,750,000	3,531	\$1,062	20 x 55	25 x 100	4	2	N
	153 West 131st Street	6/27/17	\$1,925,000	3,400	\$566	17 x 50	17 x 100	4	3	N
	213 West 131st Street	6/21/17	\$2,175,000	2,534	\$858	17 x 52	17 x 100	4	2	N
	252 West 132nd Street	2/8/17	\$1,670,000	3,600	\$464	18 x 50	18 x 100	4	2	N
	264 West 136th Street	3/27/17	\$850,000	2,625	\$324	17 x 49	18 x 100	4	1	N
	290 West 137th Street	3/17/17	\$3,205,500	3,796	\$844	16 x 74	16 x 100	4	4	N
	611 West 138th Street	6/22/17	\$1,700,000	3,728	\$456	16 x 46	16 x 100	4	2	N
	238 West 139th Street	1/31/17	\$3,050,000	2,715	\$1,123	17 x 62	17 x 100	4	1	N
	318 West 140th Street	4/20/17	\$1,625,000	3,000	\$542	15 x 50	15 x 100	4	2	N
	519 West 141st Street	6/15/17	\$1,320,000	3,604	\$366	16 x 62	16 x 100	4	4	N
	513 West 142nd Street	1/13/17	\$2,890,000	3,516	\$822	16 x 54	16 x 100	4	2	N
	519 West 142nd Street	4/6/17	\$2,250,000	2,637	\$853	16 x 54	16 x 100	4	4	N
	617 West 142nd Street	5/1/17	\$1,700,000	2,700	\$630	15 x 48	15 x 100	4	3	N
	629 West 142nd Street	3/17/17	\$1,200,000	5,364	\$224	25 x 55	25 x 100	3	4	N
	515 West 144th Street	6/5/17	\$2,450,000	2,610	\$939	17 x 51	17 x 100	4	2	N
	602 West 147th Street	5/19/17	\$1,950,000	2,307	\$845	15 x 52	15 x 100	4	1	N
	526 West 149th Street	6/5/17	\$2,475,000	2,868	\$863	15 x 52	15 x 100	4	3	N
Mount Morris Park	10 West 122nd Street	3/24/17	\$693,100	5,138	\$135	22 x 60	22 x 101	4	2	N
Washington Heights	432 Audubon Avenue	3/10/17	\$911,460	2,544	\$358	17 x 50	17 x 100	3	2	N
	953 St Nicholas Avenue	1/25/17	\$700,000	1,656	\$423	17 x 41	17 x 62	3	2	N
	554 West 162nd Street	1/12/17	\$2,350,000	3,300	\$712	18 x 52	18 x 100	4	3	N
	515 West 179th Street	1/5/17	\$940,000	2,304	\$408	16 x 48	16 x 100	3	2	N
	555 West 183rd Street	2/13/17	\$1,280,000	2,590	\$494	16 x 45	16 x 75	4	4	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

Edward Lee Cave
Division
790 Madison Avenue
Caroline E. Y. Guthrie
President

East Side
445 Park Avenue
Hall F. Willkie, President
Bess Freedman, EVP
Managing Director of Sales
and Business Development
Ruth McCoy, EVP
Managing Director of Sales
Richard Ferrari, EVP
Managing Director of Sales
Peter R. Marra, EVP
Managing Director of Sales
Sarah Orlinsky-Maitland, EVP
Managing Director of Sales
Neil M. Laurine, EVP
Managing Director of Sales

Brown Harris Stevens
Development
Marketing
445 Park Avenue
Stephen Kliegerman,
President

Downtown
130 Fifth Avenue
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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made of accuracy.



Brooklyn Heights
129 Montague Street
Christopher Thomas, EVP
Managing Director of Sales

Park Slope
100 Seventh Avenue
Camille Logan, EVP
Managing Director of Sales