

# Second Half 2017

## MANHATTAN TOWNHOUSE MARKET REPORT

**BROWN HARRIS STEVENS** Established 1873



BrownHarrisStevens.com WEB# 18086980

**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# 17518128

	Address *	Date Sold	Price	SqFt **	Price PSF	Building Dimensions	Lot Dimensions	Floors **	Units **	Elevator
Between Fifth Ave. & Madison Ave.	17 East 83rd Street	7/14/17	\$18,500,000.00	6,800	\$2,721	20 x 68	20 x 102	5	1	Y
	8 East 93rd Street	8/1/17	\$8,900,000.00	4,501	\$1,977	20 x 55	20 x 101	5	1	N
	29 East 93rd Street	7/26/17	\$5,925,000.00	3,536	\$1,676	17 x 52	17 x 69	4	1	Y
Between Madison Ave. & Park Ave.	50 East 69th Street	11/1/17	\$52,000,000.00	21,070	\$2,468	44 x 70	44 x 104	7	1	Y
Between Park Ave. & Lexington Ave.	117 East 79th Street	10/23/17	\$15,000,000.00	3,503	\$4,282	20 x 60	20 x 102	4	1	N
	123 East 92nd Street	9/25/17	\$4,150,000.00	1,992	\$2,083	12 x 31	12 x 101	4	1	N
	122 East 93rd Street	8/15/17	\$4,450,000.00	2,136	\$2,083	17 x 46	17 x 101	4	2	N
	129 East 95th Street	8/7/17	\$7,450,000.00	3,536	\$2,107	17 x 52	17 x 101	4	1	Y
Between Lexington Ave. & Third Ave.	147 East 63rd Street	10/13/17	\$10,300,000.00	5,800	\$1,776	16 x 65	16 x 100	4	1	Y
	174 East 64th Street	11/13/17	\$12,750,000.00	6,440	\$1,980	21 x 50	21 x 100	4	1	Y
	160 East 66th Street	7/6/17	\$10,500,000.00	3,969	\$2,646	18 x 45	18 x 100	4	1	N
	160 East 70th Street	12/21/17	\$10,175,000.00	5,994	\$1,698	20 x 60	20 x 100	5	2	N
	160 East 93rd Street	10/12/17	\$4,400,000.00	2,940	\$1,497	16 x 45	16 x 101	4	1	N
Between Third Ave. & Second Ave.	249 East 71st Street	8/7/17	\$6,350,000.00	3,600	\$1,764	18 x 50	18 x 102	5	1	N
	219 East 72nd Street	9/18/17	\$6,100,000.00	2,880	\$2,118	15 x 51	15 x 102	4	2	N
	259 East 78th Street	7/24/17	\$4,000,000.00	2,766	\$1,446	14 x 50	14 x 102	4	1	N
Between Second Ave. & First Ave.	347 East 62nd Street	9/1/17	\$4,500,000.00	2,748	\$1,638	17 x 38	17 x 100	4	1	N
	340 East 69th Street	9/7/17	\$6,220,000.00	2,880	\$2,160	17 x 42	17 x 77	4	1	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.	39 West 70th Street	12/1/17	\$15,000,000.00	6,580	\$2,280	20 x 76	20 x 100	5	1	Y
	37 West 94th Street	10/5/17	\$6,575,000.00	3,638	\$1,807	18 x 50	18 x 101	4	3	N
Between Amsterdam Ave. & West End Ave.	229 West 71st Street	12/8/17	\$4,300,000.00	4,080	\$1,054	17 x 53	17 x 102	4	2	N
Between West End Ave. & Riverside Dr.	309 West 102nd Street	7/19/17	\$7,340,000.00	4,008	\$1,831	20 x 58	20 x 101	4	1	N
	320 West 80th Street	11/13/17	\$7,649,000.00	6,565	\$1,165	17 x 55	17 x 102	6	2	Y
Between 76th & 77th St.	351 West End Avenue	8/1/17	\$6,750,000.00	6,875	\$982	20 x 60	20 x 75	5	2	N
Between 78th & 79th St.	381 West End Avenue	11/7/17	\$5,000,000.00	4,556	\$1,097	29 x 40	29 x 50	3	3	N

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# Midtown

GENERALLY 34TH STREET  
TO 59TH STREET



BrownHarrisStevens.com WEB# 17441253

	Address *	Date Sold	Price	SqFt **	Price PSF	Building Dimensions	Lot Dimensions	Floors **	Units **	Elevator
Between Park Ave. & Lexington Ave.	132 East 38th Street	7/10/17	\$3,850,000.00	1,920	\$2,005	20 x 25	20 x 25	4	1	N
Between Lexington Ave. & Third Ave.	150 East 38th Street	9/22/17	\$4,625,000.00	3,680	\$1,257	20 x 43	20 x 99	4	1	N
	154 East 38th Street	11/1/17	\$9,750,000.00	8,004	\$1,218	44 x 46	44 x 99	4	1	N
Between Third Ave. & Second Ave.	236 East 49th Street	11/14/17	\$8,250,000.00	4,560	\$1,809	19 x 48	19 x 100	5	1	Y
Between Second Ave. & First Ave.	319 East 51st Street	10/18/17	\$9,950,000.00	6,091	\$1,634	19 x 42	19 x 100	4	1	Y
Between 58th & 59th St.	4 Riverview Terrace	11/18/17	\$7,650,000.00	5,100	\$1,500	17 x 60	17 x 76	3	1	N

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# Downtown

34TH-14TH STREET



BrownHarrisStevens.com WEB# 15426458

	Address*	Date Sold	Price	SqFt**	Price PSF	Building Dimensions	Lot Dimensions	Floors**	Units**	Elevator
Chelsea	461 West 21st Street	9/29/17	\$5,495,000.00	4,430	\$1,240	18 x 48	18 x 99	4	4	N
Gramercy Park	141 East 17th Street	8/3/17	\$5,300,000.00	6,720	\$789	25 x 70	25 x 92	3	3	N
	119 East 26th Street	8/14/17	\$3,700,000.00	3,080	\$1,201	14 x 55	14 x 99	4	2	N
	330 East 30th Street	12/4/17	\$6,650,000.00	4,940	\$1,346	21 x 45	21 x 99	4	4	N
	517 Second Avenue	10/30/2017	\$7,425,000.00	5,624	\$1,320	25 x 88	25 x 95	4	2	N
Murray Hill/Kips Bay	226 East 32nd Street	12/7/17	\$5,162,500.00	4,935	\$1,046	17 x 54	17 x 99	4	4	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
Chinatown	10 Doyers Street	7/31/17	\$3,000,000.00	1,784	\$1,682	59 x 46	59 x 46	2	4	N
East Village	138 First Avenue	8/31/17	\$3,000,000.00	3,360	\$893	20 x 56	20 x 60	3	3	N
Greenwich Village	48 West 10th Street	8/1/17	\$10,500,000.00	3,864	\$2,717	22 x 40	22 x 92	4	2	N
	62 West 12th Street	7/7/17	\$9,500,000.00	3,200	\$2,969	19 x 40	19 x 103	4	1	Y
Tribeca	153 Franklin Street	9/29/17	\$18,000,000.00	5,148	\$3,497	26 x 55	26 x 76	3	1	N
West Village	26 Bank Street	10/12/17	\$17,850,000.00	4,170	\$4,281	20 x 52	20 x 93	4	3	N
	57 Bank Street	11/21/17	\$12,550,000.00	3,202	\$3,919	18 x 36	18 x 72	5	1	N
	75 Bedford Street	8/15/17	\$7,800,000.00	2,400	\$3,250	20 x 45	20 x 80	4	1	N
	41 Bethune Street	9/15/17	\$7,220,000.00	2,400	\$3,008	20 x 40	20 x 60	3	2	N
	33 Charles Street	12/8/17	\$10,500,000.00	3,196	\$3,285	17 x 47	17 x 95	4	1	N
	77 Charles Street	7/27/17	\$15,000,000.00	3,600	\$4,167	20 x 45	20 x 95	4	1	N
	21 Eighth Avenue	7/12/17	\$5,550,000.00	1,854	\$2,994	30 x 32	30 x 41	3	2	N
	66 Greenwich Avenue	8/3/17	\$4,065,000.00	2,337	\$1,739	20 x 40	20 x 48	3	2	N
	69 Horatio Street	9/27/17	\$7,000,000.00	4,432	\$1,579	22 x 54	23 x 85	4	4	N
	77 Jane Street	9/26/17	\$13,250,000.00	4,080	\$3,248	21 x 42	21 x 87	4	3	N
	149 West 10th Street	8/23/17	\$9,600,000.00	4,583	\$2,115	22 x 73	22 x 77	4	2	N
	232 West 10th Street	8/25/17	\$3,950,000.00	2,684	\$1,472	18 x 39	18 x 59	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



BrownHarrisStevens.com WEB# 17725626

	Address*	Date Sold	Price	SqFt **	Price PSF	Building Dimensions	Lot Dimensions	Floors**	Units**	Elevator
East Harlem	122 East 101st Street	8/31/17	\$3,900,000.00	2,730	\$1,429	17 x 46	17 x 101	4	1	N
	164 East 105th Street	8/10/17	\$5,280,000.00	5,110	\$1,033	20 x 60	20 x 101	4	4	N
	153 East 115th Street	7/12/17	\$1,319,700.00	2,858	\$462	13 x 54	13 x 101	4	3	N
	333 East 116th Street	10/10/17	\$375,000.00	3,200	\$117	17 x 48	17 x 101	4	2	N
	419 East 116th Street	7/31/17	\$1,533,000.00	3,680	\$417	20 x 46	20 x 101	4	3	N
	57 East 118th Street	9/12/17	\$2,150,000.00	4,000	\$538	20 x 50	20 x 101	4	3	N
	329 East 118th Street	9/13/17	\$1,500,000.00	562	\$2,669	17 x 46	17 x 101	4	4	N
	421 East 118th Street	9/29/17	\$2,310,000.00	3,400	\$679	17 x 45	17 x 60	4	3	N
	512 East 119th Street	11/21/17	\$2,425,000.00	4,800	\$505	20 x 59	20 x 101	4	4	N
	2020 Madison Avenue	7/20/17	\$2,080,000.00	4,490	\$463	19 x 70	20 x 70	3	4	N
	2 Sylvan Court	12/29/17	\$1,325,000.00	1,512	\$876	15 x 36	15 x 46	2	1	N
Fort George	546 West 188th Street	10/31/17	\$1,300,000.00	3,720	\$349	17 x 44	17 x 95	5	4	N
Hamilton Heights/Sugar Hill	1895 Amsterdam Avenue	9/13/17	\$2,375,000.00	6,820	\$348	25 x 60	25 x 80	3	3	N
	311 Convent Avenue	8/7/17	\$3,200,000.00	4,720	\$678	20 x 55	20 x 100	4	1	N
	950 St Nicholas Avenue	7/7/17	\$1,130,000.00	4,120	\$274	17 x 50	17 x 64	4	4	N
	16 Sylvan Terrace	9/28/17	\$1,560,000.00	1,425	\$1,095	20 x 25	20 x 34	3	1	N
	457 West 140th Street	11/13/17	\$3,300,000.00	5,626	\$587	18 x 84	18 x 100	4	1	N
	456 West 142nd Street	8/28/17	\$3,175,000.00	4,369	\$727	18 x 53	18 x 100	4	2	N
	471 West 144th Street	9/8/17	\$3,922,000.00	3,972	\$987	18 x 54	18 x 100	4	3	N
Harlem	52 Edgecombe Avenue	9/12/17	\$1,600,000.00	3,744	\$427	18 x 52	18 x 68	4	1	N
	112 Edgecombe Avenue	7/6/17	\$2,100,000.00	3,591	\$585	17 x 50	17 x 85	4	1	N
	103 Hamilton Place	7/20/17	\$2,800,000.00	2,394	\$1,170	16 x 47	16 x 68	4	1	N
	533 Manhattan Avenue	10/20/17	\$3,400,000.00	3,136	\$1,084	15 x 56	15 x 90	4	2	N
	730 St Nicholas Avenue	8/10/17	\$4,300,000.00	8,100	\$531	30 x 54	30 x 100	4	2	N
	318 West 113th Street	9/1/17	\$2,776,995.00	3,200	\$868	17 x 50	17 x 101	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



BrownHarrisStevens.com WEB# 16727586

	Address*	Date Sold	Price	SqFt **	Price PSF	Building Dimensions	Lot Dimensions	Floors**	Units**	Elevator
Harlem	123 West 119th Street	9/13/17	\$4,150,000.00	5,090	\$815	20 x 65	20 x 101	4	3	N
	38 West 120th Street	9/28/17	\$4,250,000.00	4,780	\$889	18 x 70	18 x 101	4	1	Y
	166 West 123rd Street	12/11/17	\$2,375,000.00	3,360	\$707	14 x 60	14 x 101	5	4	N
	175 West 126th Street	8/11/17	\$2,390,000.00	2,646	\$903	17 x 50	17 x 100	4	3	N
	35 West 128th Street	8/7/17	\$1,410,000.00	2,058	\$685	12 x 52	12 x 100	4	4	N
	131 West 131st Street	11/20/17	\$2,855,000.00	6,374	\$448	16 x 53	16 x 100	4	3	N
	219 West 131st Street	11/15/17	\$1,850,000.00	2,529	\$732	17 x 50	17 x 100	4	4	N
	226 West 132nd Street	10/26/17	\$2,720,000.00	3,432	\$793	17 x 50	17 x 100	4	1	N
	270 West 132nd Street	9/29/17	\$2,765,000.00	3,389	\$816	17 x 50	17 x 100	4	1	N
	194 West 134th Street	7/26/17	\$1,920,000.00	3,320	\$578	18 x 100	18 x 100	4	3	N
	146 West 136th Street	11/30/17	\$2,250,000.00	4,590	\$490	17 x 56	17 x 100	4	3	N
	207 West 136th Street	8/30/17	\$1,962,500.00	4,260	\$461	17 x 50	17 x 100	4	4	N
	321 West 136th Street	11/30/17	\$3,525,000.00	1,553	\$2,270	14 x 49	26 x 100	3	2	N
	314 West 138th Street	8/31/17	\$1,595,790.00	3,536	\$451	17 x 52	17 x 100	3	1	N
	611 West 142nd Street	12/12/17	\$1,330,000.00	3,500	\$380	15 x 58	15 x 100	4	2	N
Inwood	607 West 147th Street	8/18/17	\$2,420,000.00	3,300	\$733	12 x 55	12 x 100	4	1	N
	55 Adrian Avenue	11/3/17	\$637,500.00	1,938	\$329	22 x 37	25 x 100	3	1	N
	8 Fort Charles Place	12/15/17	\$991,500.00	2,823	\$351	25 x 40	25 x 103	3	2	N
	49 Marble Hill Avenue	8/18/17	\$635,000.00	1,224	\$519	19 x 34	19 x 65	3	1	N
Mount Morris Park	208 Lenox Avenue	12/12/17	\$4,590,000.00	4,934	\$930	20 x 45	20 x 80	5	3	N
Washington Heights	511 West 173rd Street	8/22/17	\$1,350,000.00	2,817	\$479	18 x 54	18 x 100	4	4	N
	524 West 175th Street	8/8/17	\$816,425.00	2,592	\$315	18 x 48	18 x 95	3	3	N

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CENTRAL PARK WEST



5TH AVENUE

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### Brooklyn Heights

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