

BROWN HARRIS STEVENS

Established 1873

Manhattan Townhouse Market Report

First Half 2009



EAST SIDE

Generally 59th to 96th Street, Fifth Avenue to the East River

	Street/Avenue*	Date Sold	Price	SqFt**	Price PSF	Building Dimensions	Lot Dimensions	Floors**	Units**	Elevator
Between Fifth Ave. & Madison Ave.	East 67th Street	1/12/09	\$24,925,000	9,500	\$2,624	25 x 94	25 x 100	5	1	N
	East 67th Street	3/9/09	\$12,000,000	9,837	\$1,220	23 x 94	23 x 100	6	4	Y
	East 74th Street	5/26/09	\$18,125,000	8,150	\$2,224	20 x 90	20 x 102	6	1	Y
Between Madison Ave. & Park Ave.	East 91st Street	5/1/09	\$6,350,000	3,120	\$2,035	18 x 55	18 x 101	4	2	N
Between Park Ave. & Lexington Ave.	East 78th Street	1/9/09	\$12,460,000	5,400	\$2,307	19 x 66	19 x 102	5	1	Y
	East 92nd Street	5/8/09	\$4,000,000	2,560	\$1,563	17 x 40	17 x 79	4	1	N
Between Lexington Ave. & Third Ave.	East 66th Street	6/3/09	\$5,800,000	4,590	\$1,264	18 x 57	18 x 100	5	1	N
	East 73rd Street	5/27/09	\$5,800,000	4,100	\$1,415	25 x 90	25 x 102	3	2	Y
	East 75th Street	5/15/09	\$8,600,000	4,836	\$1,778	18 x 65	18 x 102	4	1	N
	East 80th Street	6/10/09	\$4,100,000	3,480	\$1,178	17 x 50	17 x 100	4	1	N
	East 81st Street	6/19/09	\$32,000,000	12,000	\$2,667	57 x 52	57 x 104	4	1	Y
Between Third Ave. & Second Ave.	East 78th Street	4/17/09	\$2,050,000	2,600	\$788	14 x 50	14 x 102	4	1	N
Between York Ave. & East End Ave.	East 87th Street	2/12/09	\$2,750,000	3,168	\$868	18 x 44	18 x 63	4	1	N
Between 85th & 86th St.	York Avenue	3/17/09	\$2,750,000	3,060	\$899	17 x 45	17 x 74	3	3	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.

Cover Property: BrownHarrisStevens.com WEB# 940853

WEST SIDE

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

	Street/Avenue*	Date Sold	Price	SqFt **	Price PSF	Building Dimensions	Lot Dimensions	Floors**	Units**	Elevator
Bt. Central Park West & Columbus Ave.	West 70th Street	5/6/09	\$15,000,000	6,580	\$2,280	20 x 76	20 x 100	5	1	Y
Between Columbus Ave. & Broadway	West 69th Street	4/27/09	\$5,300,000	5,621	\$943	19 x 55	19 x 100	5	3	N
Between Columbus Ave. & Amsterdam Ave.	West 85th Street	1/15/09	\$2,400,000	3,740	\$642	19 x 50	19 x 98	4	2	N
Between West End Ave. & Riverside Blvd.	West 70th Street	5/15/09	\$4,550,000	4,307	\$1,056	15 x 54	15 x 100	4	1	N

MIDTOWN

Generally 34th Street to 59th Street

	Street/Avenue*	Date Sold	Price	SqFt **	Price PSF	Building Dimensions	Lot Dimensions	Floors**	Units**	Elevator
Between Park Ave. & Lexington Ave.	East 36th Street	3/6/09	\$7,282,040	4,256	\$1,711	20 x 48	20 x 75	5	2	Y
Between 50th & 51st St.	Beekman Place	2/11/09	\$10,600,000	6,740	\$1,573	20 x 47	20 x 100	5	1	Y

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DOWNTOWN

South of 34th Street

	Street/Avenue*	Date Sold	Price	SqFt**	Price PSF	Building Dimensions	Lot Dimensions	Floors**	Units**	Elevator
East Village	Stuyvesant Street	4/3/09	\$3,085,000	3,160	\$976	17 x 43	17 x 70	4	2	N
Gramercy Park	East 18th Street	5/15/09	\$3,450,000	3,198	\$1,079	19 x 50	19 x 92	5	2	N
	Third Avenue	1/22/09	\$5,000,000	4,729	\$1,057	23 x 72	23 x 75	4	4	N
Greenwich Village	Broadway	2/3/09	\$5,800,000	6,822	\$850	25 x 72	25 x 99	4	4	Y
	Macdougall Alley	3/11/09	\$5,500,000	1,920	\$2,865	24 x 40	24 x 55	2	1	N
	West 12th Street	4/7/09	\$15,075,000	7,128	\$2,115	21 x 99	22 x 103	5	1	Y
	West Houston St	2/12/09	\$4,200,000	4,392	\$956	20 x 74	20 x 78	4	4	N
Soho	Broome Street	2/26/09	\$3,750,000	5,364	\$699	25 x 59	25 x 102	4	4	N
	Lafayette Street	4/8/09	\$3,335,000	2,800	\$1,191	20 x 35	20 x 35	3	1	N
West Village	Barrow Street	5/19/09	\$4,025,000	2,592	\$1,553	18 x 35	18 x 50	3	1	N
	Charles Street	6/3/09	\$8,250,000	4,080	\$2,022	20 x 48	20 x 95	4	2	N
	Charles Street	5/7/09	\$6,500,000	5,153	\$1,261	25 x 60	25 x 97	3	3	Y
	Morton Street	3/27/09	\$3,700,000	4,001	\$925	25 x 56	25 x 100	4	4	N

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NORTHERN MANHATTAN

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

	Street/Avenue*	Date Sold	Price	SqFt **	Price PSF	Building Dimensions	Lot Dimensions	Floors**	Units**	Elevator
East Harlem	East 116th Street	1/28/09	\$1,500,000	4,390	\$342	18 x 100	19 x 101	4	4	N
	Second Avenue	3/12/09	\$1,025,000	4,000	\$256	20 x 50	20 x 80	4	4	N
	Second Avenue	6/15/09	\$785,000	3,840	\$204	20 x 48	20 x 80	4	4	N
Hamilton Heights/ Sugar Hill	West 143rd Street	2/10/09	\$1,700,000	4,192	\$406	18 x 56	18 x 100	4	3	N
Harlem	Convent Avenue	3/23/09	\$754,956	2,400	\$315	20 x 40	20 x 50	3	2	N
	Edgecombe Avenue	4/7/09	\$435,000	3,744	\$116	18 x 52	18 x 68	4	1	N
	Edgecombe Avenue	6/10/09	\$835,000	2,502	\$334	17 x 50	17 x 100	3	3	N
	West 121st Street	2/23/09	\$2,575,000	3,712	\$694	16 x 58	16 x 101	4	3	N
	West 127th Street	4/9/09	\$764,474	2,475	\$309	19 x 45	19 x 100	4	4	N
	West 128th Street	2/25/09	\$997,000	2,808	\$355	12 x 55	12 x 100	4	1	N
	West 131st Street	3/3/09	\$1,100,000	2,040	\$539	17 x 40	17 x 100	4	3	N
	West 131st Street	5/11/09	\$920,472	2,325	\$396	15 x 54	15 x 100	4	2	N
	West 132nd Street	1/30/09	\$1,350,000	2,070	\$652	15 x 45	15 x 100	4	3	N
	West 146th Street	4/3/09	\$999,999	4,200	\$238	20 x 43	20 x 100	4	4	N
	West 147th Street	5/15/09	\$739,000	3,536	\$209	17 x 52	17 x 100	4	3	N
Inwood	Adrian Avenue	6/9/09	\$625,500	2,023	\$309	19 x 44	38 x 100	4	2	N
Mount Morris Park	West 122nd Street	4/14/09	\$1,600,000	3,117	\$513	19 x 55	19 x 101	4	3	N

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BROWN HARRIS STEVENS

PARK AVENUE

445 Park Avenue
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UPPER EAST SIDE

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DOWNTOWN

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NEW DEVELOPMENT

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NEW YORK CITY

PALM BEACH

THE HAMPTONS

THE NORTH FORK