

BROWN HARRIS STEVENS

Established 1873

Manhattan Townhouse Market Report

First Half 2010



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 63rd Street	4/15/10	\$19,660,000	6,300	\$3,121	25 x 42	25 x 100	7	1	Y
	East 67th Street	2/24/10	\$20,000,000	8,001	\$2,500	23 x 58	23 x 100	4	1	N
	East 71st Street	4/15/10	\$16,750,000	8,766	\$1,911	20 x 68	20 x 102	5	1	Y
	East 74th Street	5/18/10	\$12,500,000	6,341	\$1,971	20 x 85	20 x 102	5	1	Y
	East 81st Street	4/8/10	\$19,600,000	6,840	\$2,865	20 x 60	20 x 102	5	1	Y
Between Madison Ave. & Park Ave.	East 78th Street	1/12/10	\$8,500,000	5,159	\$1,648	19 x 54	19 x 102	5	1	Y
	East 81st Street	2/17/10	\$10,650,000	5,120	\$2,080	20 x 50	20 x 102	5	1	Y
	East 82nd Street	6/3/10	\$13,950,025	8,657	\$1,611	20 x 68	20 x 102	6	1	Y
Between Park Ave. & Lexington Ave.	East 62nd Street	5/20/10	\$14,000,000	5,129	\$2,730	20 x 50	20 x 100	5	1	Y
	East 65th Street	5/26/10	\$8,500,000	5,271	\$1,613	20 x 55	20 x 100	4	1	Y
Between Lexington Ave. & Third Ave.	East 73rd Street	3/2/10	\$15,000,000	4,475	\$3,352	25 x 89	25 x 102	4	1	Y
	East 73rd Street	2/24/10	\$13,000,000	8,435	\$1,541	25 x 43	25 x 102	3	2	Y
	East 80th Street	1/15/10	\$9,765,000	4,250	\$2,300	17 x 50	17 x 100	4	1	N
	East 80th Street	6/4/10	\$4,140,000	3,360	\$1,232	17 x 50	17 x 100	3	2	N
	East 95th Street	4/19/10	\$3,250,000	3,456	\$940	19 x 48	19 x 101	4	1	N
Between Third Ave. & Second Ave.	East 61st Street	7/2/09	\$6,000,000	3,375	\$1,778	18 x 50	18 x 100	4	1	Y
	East 61st Street	12/8/09	\$5,075,000	4,833	\$1,050	18 x 50	18 x 100	5	1	N
	East 71st Street	10/8/09	\$7,000,000	6,825	\$1,026	21 x 60	21 x 102	5	1	N
	East 78th Street	10/14/09	\$2,750,000	2,860	\$962	13 x 50	13 x 102	4	2	N
Between Third Ave. & Second Ave.	East 62nd Street	4/14/10	\$5,100,000	3,360	\$1,518	20 x 42	20 x 95	4	1	N
Between Second Ave. & First Ave.	East 69th Street	1/25/10	\$3,050,000	1,440	\$2,118	17 x 40	17 x 77	3	1	N
Between York Ave. & East End Ave.	East 89th Street	1/12/10	\$2,850,000	2,430	\$1,173	19 x 48	19 x 101	3	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.

Cover Property: BrownHarrisStevens.com WEB# 1116494

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
Between Central Park West & Columbus Ave.	West 69th Street	2/1/10	\$8,150,000	8,372	\$973	24 x 87	24 x 100	4	9	N
	West 73rd Street	5/6/10	\$6,350,000	5,292	\$1,200	21 x 68	21 x 102	4	4	N
	West 76th Street	3/23/10	\$19,390,312	10,085	\$1,923	25 x 90	25 x 102	5	1	Y
	West 76th Street	1/27/10	\$7,500,000	5,738	\$1,307	19 x 71	19 x 102	5	1	N
	West 87th Street	5/12/10	\$5,175,000	4,623	\$1,119	17 x 60	17 x 101	5	1	N
	West 88th Street	4/29/10	\$6,987,500	6,602	\$1,058	23 x 67	23 x 101	5	3	N
Between Columbus Ave. & Amsterdam Ave.	West 88th Street	3/10/10	\$3,900,000	4,518	\$863	18 x 50	18 x 101	4	1	U
	West 88th Street	4/9/10	\$3,670,000	4,400	\$834	20 x 64	20 x 101	4	4	N
	West 91st Street	4/26/10	\$3,495,000	4,172	\$838	17 x 50	17 x 101	4	1	N
	West 92nd Street	5/27/10	\$4,800,000	3,536	\$1,357	18 x 52	18 x 101	4	2	N
Between West End Ave. & Riverside Dr.	West 102nd Street	5/14/10	\$4,750,000	4,650	\$1,022	19 x 68	19 x 101	4	1	N
	West 76th Street	5/26/10	\$8,800,000	5,500	\$1,600	22 x 78	22 x 102	4	2	N
	West 80th Street	5/11/10	\$8,000,000	6,923	\$1,156	39 x 38	39 x 46	5	2	N
	West 84th Street	5/20/10	\$5,900,000	4,248	\$1,389	18 x 66	18 x 102	4	1	N
	West 84th Street	2/9/10	\$5,182,600	5,180	\$1,001	17 x 56	17 x 102	5	3	N
Between 76th St. & 77th St.	West End Avenue	3/15/10	\$6,550,000	4,052	\$1,616	21 x 60	21 x 100	5	2	Y

MIDTOWN

Generally 34th Street to 59th Street

	Street/Avenue*	Date Sold	Price	SqFt **	Price PSF	Building Dimensions	Lot Dimensions	Floors **	Units **	Elevator
Between Second Ave. & First Ave.	East 53rd Street	5/7/10	\$3,000,000	1,756	\$1,708	18 x 30	18 x 100	4	1	N
Between Eighth Ave. & Ninth Ave.	West 46th Street	5/12/10	\$3,700,000	2,973	\$1,245	17 x 59	17 x 100	4	4	N

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DOWNTOWN

South of 34th Street

	Street/Avenue*	Date Sold	Price	SqFt**	Price PSF	Building Dimensions	Lot Dimensions	Floors**	Units**	Elevator
Chelsea	West 18th Street	10/20/09	\$2,600,000	5,789	\$449	23 x 52	23 x 92	4	4	N
	West 20th Street	8/4/09	\$1,282,802	4,240	\$303	17 x 53	17 x 92	4	1	N
East Village	East 5th Street	5/28/10	\$1,450,000	3,885	\$373	20 x 79	20 x 96	3	4	N
Gramercy Park	East 19th Street	5/10/10	\$7,200,000	5,498	\$1,310	20 x 53	20 x 75	4	2	Y
	East 30th Street	5/17/10	\$2,550,000	3,240	\$787	18 x 45	18 x 99	2	3	N
Greenwich Village	Minetta Street	4/30/10	\$5,100,000	2,380	\$2,143	17 x 35	17 x 59	4	1	N
	West 12th Street	1/6/10	\$15,350,000	7,405	\$2,073	25 x 49	25 x 103	5	1	Y
Murray Hill/Kips Bay	East 32nd Street	3/23/10	\$1,700,000	3,200	\$531	18 x 48	18 x 99	3	2	N
	East 38th Street	2/10/10	\$4,200,000	5,332	\$788	15 x 70	15 x 81	5	1	Y
Soho	King Street	5/21/10	\$3,617,500	3,200	\$1,130	20 x 40	20 x 100	4	4	N
	Thompson Street	4/20/10	\$4,000,000	2,412	\$1,658	19 x 33	19 x 47	3	1	N
West Village	Barrow Street	1/25/10	\$4,125,000	2,100	\$1,964	21 x 25	41 x 57	4	1	N
	Charles Street	4/28/10	\$6,280,000	2,800	\$2,243	18 x 40	18 x 49	3	1	N
	Charles Street	1/20/10	\$13,580,000	4,471	\$3,037	23 x 40	23 x 87	5	1	Y
	Jane Street	2/23/10	\$4,000,000	2,508	\$1,595	19 x 38	19 x 50	3	2	N
	West 11th Street	5/12/10	\$6,815,000	3,360	\$2,028	20 x 42	20 x 75	3	1	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 110th Street	4/27/10	\$1,340,000	2,898	\$462	21 x 46	22 x 101	3	3	N
	East 119th Street	5/11/10	\$950,000	2,352	\$404	17 x 45	17 x 101	2	2	N
Hamilton Heights/ Sugar Hill	St Nicholas Avenue	2/16/10	\$775,000	5,195	\$149	21 x 40	21 x 66	4	2	N
	West 146th Street	4/14/10	\$450,000	2,265	\$199	14 x 52	14 x 100	3	1	N
	West 154th Street	5/19/10	\$1,200,000	4,368	\$275	21 x 52	21 x 100	3	1	N
Harlem	Edgecombe Avenue	2/24/10	\$650,000	2,632	\$247	17 x 42	17 x 72	3	3	N
	Hamilton Place	1/19/10	\$450,000	3,146	\$143	18 x 50	18 x 76	3	2	N
	Manhattan Avenue	3/26/10	\$1,250,000	3,874	\$323	16 x 58	16 x 90	3	3	N
	West 118th Street	2/8/10	\$1,275,000	3,400	\$375	17 x 49	17 x 101	4	3	N
	West 119th Street	4/14/10	\$975,000	2,157	\$452	15 x 47	15 x 101	4	3	N
	West 120th Street	3/31/10	\$1,650,000	3,037	\$543	18 x 64	18 x 119	4	2	N
	West 120th Street	3/31/10	\$550,000	2,827	\$195	18 x 61	18 x 101	3	4	N
	West 123rd Street	2/2/10	\$800,000	2,973	\$269	16 x 60	16 x 101	3	4	N
	West 127th Street	3/30/10	\$920,825	2,877	\$320	18 x 56	18 x 100	3	3	N
	West 131st Street	4/2/10	\$655,000	1,908	\$343	13 x 50	13 x 100	3	4	N
	West 131st Street	5/26/10	\$605,000	2,540	\$238	16 x 56	16 x 100	3	2	N
	West 131st Street	4/27/10	\$850,000	2,379	\$357	16 x 52	16 x 100	3	2	N
	West 136th Street	3/12/10	\$785,766	3,200	\$246	16 x 49	16 x 100	3	3	N
	West 139th Street	2/22/10	\$1,550,000	4,172	\$372	19 x 54	19 x 100	4	2	N
	West 149th Street	4/21/10	\$1,095,000	3,264	\$335	16 x 51	17 x 100	3	3	N
Mount Morris Park	West 123rd Street	6/1/10	\$1,650,000	2,547	\$648	17 x 50	17 x 100	4	1	N
Washington Heights	Riverside Drive	6/15/10	\$1,100,000	2,012	\$547	39 x 39	48 x 68	3	1	N

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BROWN HARRIS STEVENS

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Executive Vice President, Managing Director of Sales

EDWARD LEE CAVE DIVISION

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NEW YORK CITY

PALM BEACH

THE HAMPTONS

THE NORTH FORK

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