



# BROWN HARRIS STEVENS

Established 1873

Manhattan Townhouse Market Report

First Half 2011

# 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 94th Street	2/2/11	\$12,500,000	6,420	\$1,947	20 x 60	20 x 101	5	1	Y
	East 95th Street	2/9/11	\$14,250,000	5,739	\$2,483	16 x 62	16 x 101	6	1	Y
Between Madison Ave. & Park Ave.	East 63rd Street	6/21/11	\$17,000,000	6,000	\$2,833	20 x 60	20 x 100	5	1	Y
	East 81st Street	6/16/11	\$7,600,000	5,236	\$1,451	16 x 60	16 x 102	5	1	Y
	East 81st Street	5/12/11	\$8,150,000	5,115	\$1,593	20 x 46	20 x 102	6	4	N
	East 82nd Street	5/23/11	\$10,400,000	5,360	\$1,940	20 x 50	20 x 102	5	1	N
Between Park Ave. & Lexington Ave.	East 69th Street	3/18/11	\$23,000,000	12,118	\$1,898	40 x 74	10 x 100	5	1	Y
	East 71st Street	2/1/11	\$7,000,000	4,929	\$1,420	16 x 56	16 x 100	5	1	N
	East 82nd Street	6/1/11	\$4,275,000	2,800	\$1,527	14 x 50	14 x 102	4	1	N
	East 94th Street	5/17/11	\$4,200,000	3,072	\$1,367	17 x 48	17 x 101	4	2	N
	East 95th Street	5/4/11	\$5,310,000	4,160	\$1,276	20 x 50	20 x 101	4	1	N
	East 95th Street	3/18/11	\$4,400,000	2,571	\$1,711	18 x 55	18 x 101	4	1	N
Between Lexington Ave. & Third Ave.	East 64th Street	3/25/11	\$6,450,000	4,832	\$1,335	20 x 60	20 x 100	4	1	N
	East 75th Street	5/18/11	\$5,100,000	5,400	\$944	19 x 60	19 x 102	5	2	N
	East 80th Street	3/15/11	\$7,550,000	4,250	\$1,776	17 x 50	17 x 100	4	1	N
	East 94th Street	6/24/11	\$3,975,000	3,456	\$1,150	19 x 48	19 x 101	4	2	N
Between Third Ave. & Second Ave.	East 78th Street	3/1/11	\$5,200,000	2,600	\$2,000	14 x 50	14 x 102	4	2	N
	East 82nd Street	2/25/11	\$6,225,000	5,000	\$1,245	15 x 48	15 x 102	4	1	Y
Between Second Ave. & First Ave.	East 69th Street	6/13/11	\$4,525,000	3,024	\$1,496	17 x 45	17 x 77	4	1	N
Between First Ave. & York Ave.	East 87th Street	6/17/11	\$3,362,500	3,381	\$995	22 x 55	22 x 101	4	1	Y
Between 77th St. & 78th St.	Park Avenue	6/24/11	\$18,328,500	6,151	\$2,980	25 x 94	25 x 100	3	1	Y

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*

	Street/Avenue*	Date Sold	Price	SqFt **	Price PSF	Building Dimensions	Lot Dimensions	Floors**	Units**	Elevator
Between Central Park West & Columbus Ave.	West 74th Street	2/7/11	\$14,245,000	8,175	\$1,743	20 x 77	20 x 102	5	2	Y
	West 94th Street	4/28/11	\$5,602,500	3,638	\$1,540	18 x 50	18 x 101	4	1	N
Between Broadway & West End Ave	West 99th Street	5/16/11	\$2,275,000	3,548	\$641	14 x 67	14 x 101	5	4	N
Between West End Ave. & Riverside Dr.	West 74th Street	5/2/11	\$8,550,000	6,380	\$1,340	22 x 52	22 x 69	4	1	Y
	West 84th Street	3/10/11	\$3,700,000	5,488	\$674	20 x 54	20 x 102	4	2	N
Between 78th St. & 79th St.	West End Avenue	6/13/11	\$4,667,000	3,840	\$1,215	16 x 60	16 x 83	3	1	Y

# 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 38th Street	6/14/11	\$2,300,000	1,920	\$1,198	20 x 25	20 x 25	4	1	N
Between Lexington Ave. & Third Ave.	East 38th Street	1/19/11	\$4,550,000	3,040	\$1,497	19 x 40	19 x 99	4	1	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	10th Avenue	5/2/11	\$2,575,000	3,987	\$646	20 x 49	20 x 70	4	4	N
	10th Avenue	4/15/11	\$2,575,000	4,011	\$642	20 x 48	20 x 70	4	4	N
	West 21st Street	1/26/11	\$4,300,000	4,420	\$973	17 x 52	17 x 99	4	1	N
	West 22nd Street	3/4/11	\$4,400,000	4,825	\$912	25 x 40	25 x 40	4	3	N
	West 22nd Street	4/1/11	\$6,300,000	3,520	\$1,790	21 x 50	21 x 99	4	1	N
East Village	First Avenue	1/26/11	\$4,400,000	3,954	\$1,113	22 x 55	22 x 56	4	4	N
	East 5th Street	3/31/11	\$3,200,000	3,885	\$824	20 x 79	20 x 96	3	4	N
Gramercy Park	East 18th Street	5/26/11	\$5,325,000	5,048	\$1,055	21 x 66	21 x 78	4	2	N
	East 18th Street	1/31/11	\$5,300,000	4,000	\$1,325	20 x 50	20 x 92	4	1	N
	East 19th Street	3/14/11	\$4,700,000	3,880	\$1,211	21 x 52	21 x 84	4	2	N
Greenwich Village	East 10th Street	3/22/11	\$18,995,000	5,178	\$3,668	25 x 57	25 x 92	5	1	Y
	Waverly Place	3/7/11	\$18,900,000	5,896	\$3,206	25 x 58	25 x 100	5	1	Y
	West 9th Street	3/29/11	\$12,000,000	5,086	\$2,359	25 x 58	25 x 94	4	1	N
	West 9th Street	5/31/11	\$10,000,000	4,048	\$2,470	22 x 46	22 x 92	4	1	N
Lower East Side	Canal Street	3/31/11	\$2,350,000	2,673	\$879	16 x 50	20 x 50	3	2	N
SoHo	Charlton Street	6/3/11	\$8,655,125	5,405	\$1,601	20 x 40	20 x 100	4	1	Y
TriBeCa	Jay Street	4/12/11	\$9,755,000	7,777	\$1,254	23 x 75	23 x 75	5	1	Y
West Village	Downing Street	6/10/11	\$3,350,000	1,908	\$1,756	19 x 30	19 x 70	4	3	N
	Greenwich Mews	5/16/11	\$4,200,000	2,588	\$1,623	35 x 20	35 x 21	3	1	N
	Grove Street	2/23/11	\$3,600,000	2,928	\$1,230	21 x 30	21 x 49	3	2	N
	Grove Street	4/15/11	\$14,000,000	5,995	\$2,335	21 x 60	21 x 100	4	1	N
	Jane Street	4/28/11	\$3,450,000	3,520	\$980	20 x 42	20 x 64	4	2	N
	Leroy Street	5/26/11	\$9,050,000	4,368	\$2,072	22 x 52	22 x 100	4	2	N
	Perry Street	1/26/11	\$11,650,000	2,660	\$4,380	19 x 48	19 x 65	3	1	N
	West 11th Street	6/10/11	\$7,825,000	3,360	\$2,329	19 x 44	20 x 97	4	2	N
	West 13th Street	5/6/11	\$2,575,000	2,353	\$1,094	30 x 26	30 x 26	3	3	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 102nd Street	4/6/11	\$995,000	5,032	\$198	20 x 65	20 x 101	4	4	N
	East 116th Street	1/21/11	\$785,000	3,676	\$214	17 x 60	17 x 101	4	4	N
	East 118th Street	1/28/11	\$755,000	2,280	\$331	21 x 38	21 x 101	3	2	N
Hamilton Heights/ Sugar Hill	Convent Avenue	3/18/11	\$850,000	5,240	\$162	20 x 53	20 x 100	4	2	N
	St Nicholas Avenue	1/18/11	\$935,000	2,660	\$352	20 x 40	20 x 50	4	1	N
	West 146th Street	4/15/11	\$945,000	2,712	\$348	14 x 52	14 x 100	4	1	N
	West 154th Street	5/31/11	\$999,000	4,608	\$217	18 x 50	18 x 100	4	2	N
Harlem	Hamilton Place	1/25/11	\$1,350,000	3,192	\$423	16 x 47	16 x 68	4	1	N
	West 113th Street	1/19/11	\$1,350,000	2,464	\$548	16 x 50	17 x 101	4	2	N
	West 119th Street	1/6/11	\$1,500,000	2,700	\$556	17 x 52	17 x 101	4	3	N
	West 119th Street	3/16/11	\$890,793	4,185	\$213	18 x 52	18 x 101	4	2	N
	West 119th Street	6/2/11	\$560,000	3,128	\$179	20 x 67	18 x 101	4	4	N
	West 120th Street	6/10/11	\$750,000	5,500	\$136	18 x 64	18 x 119	4	1	N
	West 120th Street	6/16/11	\$1,050,000	5,544	\$189	18 x 77	18 x 77	3	4	N
	West 123rd Street	3/1/11	\$535,730	2,115	\$253	17 x 48	17 x 101	3	4	N
	West 123rd Street	6/20/11	\$1,295,000	2,283	\$567	14 x 55	14 x 101	4	1	N
	West 126th Street	5/13/11	\$499,999	2,460	\$203	18 x 46	18 x 100	4	4	N
	West 130th Street	5/13/11	\$766,250	3,476	\$220	16 x 50	17 x 100	4	3	N
	West 130th Street	3/18/11	\$797,623	3,800	\$210	17 x 50	17 x 100	4	3	N
	West 132nd Street	5/16/11	\$795,000	2,199	\$362	15 x 48	15 x 100	4	4	N
	West 132nd Street	6/21/11	\$1,090,000	3,152	\$346	20 x 53	20 x 100	4	3	N
	West 134th Street	3/31/11	\$1,250,000	9,460	\$132	25 x 74	25 x 100	5	4	N
	West 137th Street	3/16/11	\$725,000	3,057	\$237	18 x 60	18 x 100	4	4	N
	West 138th Street	3/15/11	\$1,325,000	3,894	\$340	20 x 56	32 x 100	4	3	N
	West 142nd Street	6/20/11	\$475,750	3,500	\$136	15 x 58	15 x 100	4	2	N
	West 147th Street	3/29/11	\$999,000	3,328	\$300	17 x 52	17 x 100	4	2	N
	West 152nd Street	5/16/11	\$610,000	3,096	\$197	21 x 50	25 x 100	4	2	N
Inwood	Adrian Avenue	5/20/11	\$434,600	2,226	\$195	21 x 41	25 x 100	3	2	N
	Seaman Avenue	4/4/11	\$625,000	3,700	\$169	21 x 70	25 x 100	3	2	N
	West 228th Street	2/16/11	\$560,000	2,599	\$215	16 x 48	19 x 90	3	2	N
Mount Morris Park	West 124th Street	1/11/11	\$953,800	3,752	\$254	19 x 49	19 x 101	4	3	N
Washington Heights	Riverside Drive	1/5/11	\$1,200,000	3,418	\$351	25 x 62	25 x 81	4	4	N
	West 158th Street	5/16/11	\$895,000	2,430	\$368	19 x 45	19 x 100	4	1	N
	West 158th Street	5/16/11	\$525,000	3,728	\$141	20 x 50	20 x 100	4	2	N

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# BROWN HARRIS STEVENS

## **EAST SIDE**

445 Park Avenue  
Hall F. Willkie, President  
Ruth McCoy, EVP  
Managing Director of Sales

## **UPPER EAST SIDE**

1121 Madison Avenue  
Peter R. Marra, EVP  
Managing Director of Sales

## **EDWARD LEE CAVE DIVISION**

790 Madison Avenue  
Caroline E. Y. Guthrie  
President

## **WEST SIDE**

1926 Broadway  
Kevin Kovesci, EVP  
Managing Director of Sales

## **VILLAGE**

2 Fifth Avenue  
Stephen Klym, EVP  
Managing Director of Sales

## **TRIBECA**

43 North Moore  
Stephen Klym, EVP  
Managing Director of Sales

## **BROOKLYN HEIGHTS**

129 Montague Street  
Christopher Thomas, EVP  
Managing Director of Sales

## **PARK SLOPE**

100 Seventh Avenue  
MaryAnn Albano, EVP  
Managing Director of Sales

## **NEW YORK CITY**

## **THE HAMPTONS**

## **PALM BEACH**

Cover Property: WEB# 1221233

Prepared by Gregory Heym, Chief Economist, Brown Harris Stevens

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