

# BROWN HARRIS STEVENS

Established 1873

Manhattan Townhouse Market Report

First Half 2012



# 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	2/14/12	\$13,955,000	9,697	\$1,439	27 x 52	27 x 100	5	1	Y
	East 69th Street	3/5/12	\$13,250,000	6,050	\$2,190	24 x 63	24 x 76	4	2	Y
	East 80th Street	6/1/12	\$19,000,000	7,260	\$2,617	22 x 96	22 x 102	5	1	Y
	East 82nd Street	5/29/12	\$27,750,000	10,687	\$2,597	25 x 102	25 x 102	5	1	Y
Between Madison Ave. & Park Ave.	East 82nd Street	3/28/12	\$6,250,000	4,624	\$1,352	16 x 60	16 x 100	5	1	N
	East 83rd Street	5/31/12	\$10,600,000	6,174	\$1,717	20 x 66	20 x 102	5	1	Y
	East 92nd Street	1/17/12	\$8,100,000	3,535	\$2,291	17 x 55	17 x 101	4	1	N
Between Park Ave. & Lexington Ave.	East 62nd Street	4/25/12	\$9,300,000	4,425	\$2,102	16 x 54	16 x 71	5	1	Y
	East 71st Street	1/17/12	\$8,300,000	4,548	\$1,825	20 x 45	20 x 102	4	1	N
	East 77th Street	6/19/12	\$6,100,000	6,487	\$940	25 x 57	25 x 102	3	2	N
	East 81st Street	1/27/12	\$6,500,000	4,000	\$1,625	20 x 50	20 x 102	3	2	N
	East 92nd Street	5/30/12	\$3,100,000	1,992	\$1,556	12 x 31	12 x 101	4	1	N
	East 95th Street	1/25/12	\$4,525,000	3,740	\$1,210	18 x 52	18 x 101	4	2	N
Between Lexington Ave. & Third Ave.	East 61st Street	4/30/12	\$8,699,500	4,790	\$1,816	19 x 50	19 x 100	5	1	N
	East 65th Street	3/28/12	\$10,000,000	5,120	\$1,953	20 x 50	20 x 100	3	1	Y
	East 71st Street	4/16/12	\$5,975,000	2,880	\$2,075	17 x 45	17 x 102	4	2	N
	East 73rd Street	2/10/12	\$6,375,000	4,733	\$1,347	20 x 40	20 x 102	4	1	N
	East 80th Street	3/2/12	\$13,000,000	3,241	\$4,011	19 x 45	19 x 100	4	1	Y
	East 95th Street	3/1/12	\$3,357,500	3,456	\$972	19 x 48	19 x 101	3	1	N
Between Third Ave. & Second Ave.	East 62nd Street	3/6/12	\$5,100,000	4,392	\$1,161	19 x 48	19 x 100	4	2	N
	East 62nd Street	4/27/12	\$6,450,000	2,700	\$2,389	16 x 45	16 x 100	4	1	N
	East 82nd Street	2/6/12	\$5,150,000	5,218	\$987	20 x 44	36 x 102	2	4	N
	East 83rd Street	5/24/12	\$3,627,000	2,560	\$1,417	17 x 40	17 x 51	3	2	N
	East 83rd Street	5/24/12	\$4,073,000	3,200	\$1,273	17 x 50	17 x 51	3	1	N
Between Second Ave. & First Ave.	East 69th Street	5/2/12	\$2,800,000	3,000	\$933	17 x 40	17 x 77	4	2	N
Between First Ave. & York Ave.	East 75th Street	1/20/12	\$8,400,000	8,475	\$991	25 x 102	25 x 102	4	1	N
Between 86th & 87th St.	East End Avenue	3/2/12	\$3,000,000	2,520	\$1,190	18 x 35	18 x 46	3	2	N
Between 78th & 79th St.	Fifth Avenue	6/21/12	\$42,000,000	13,300	\$3,158	25 x 97	25 x 100	5	1	Y
Between 89th & 90th St.	Park Avenue	3/29/12	\$13,000,000	2,599	\$5,002	22 x 36	25 x 82	3	3	N
	Park Avenue	3/2/12	\$16,500,000	5,100	\$3,235	25 x 50	25 x 82	4	2	Y
Between 93rd & 94th St.	Madison Avenue	6/26/12	\$6,850,000	5,920	\$1,157	20 x 74	20 x 74	4	3	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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# 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 CPW & Columbus Ave.	West 69th Street	5/15/12	\$7,000,000	5,425	\$1,290	20 x 77	20 x 100	4	4	N
	West 89th Street	1/12/12	\$5,025,000	4,200	\$1,196	18 x 52	18 x 101	4	2	N
Between Columbus Ave. & Amsterdam Ave.	West 74th Street	4/18/12	\$14,150,000	4,088	\$3,461	22 x 70	22 x 102	4	1	Y
	West 87th Street	5/21/12	\$3,900,000	3,200	\$1,219	17 x 50	17 x 101	3	1	N
Between Amsterdam Ave. & Broadway	West 113th Street	6/20/12	\$4,050,000	6,810	\$595	20 x 55	20 x 101	4	3	N
	West 71st Street	6/21/12	\$4,250,000	3,520	\$1,207	17 x 55	17 x 100	3	1	N
Between West End Ave. & Riverside Dr.	West 77th Street	3/27/12	\$11,175,000	6,768	\$1,651	19 x 71	19 x 102	5	1	Y
	West 102nd Street	6/11/12	\$8,150,000	4,008	\$2,033	20 x 57	20 x 101	3	1	N
	West 102nd Street	2/1/12	\$5,500,000	4,120	\$1,335	19 x 50	19 x 101	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 57th & 58th St.	Sutton Place	5/31/12	\$6,250,000	3,919	\$1,595	17 x 49	17 x 51	4	1	N
Between Park Ave. & Lexington Ave.	East 38th Street	4/5/12	\$5,125,000	5,445	\$941	14 x 70	14 x 99	5	3	N
Between Second Ave. & First Ave.	East 53rd Street	5/7/12	\$2,275,000	2,272	\$1,001	18 x 30	18 x 100	3	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	West 20th Street	1/31/12	\$8,750,000	6,300	\$1,389	34 x 69	35 x 69	5	2	N
	West 22nd Street	6/7/12	\$6,950,000	1,850	\$3,757	20 x 82	20 x 84	4	1	N
East Village	East 2nd Street	5/10/12	\$3,300,000	2,848	\$1,159	25 x 58	25 x 58	3	4	N
	Stuyvesant Street	2/29/12	\$3,700,000	3,360	\$1,101	16 x 35	16 x 59	5	1	N
Gramercy Park	East 25th Street	2/13/12	\$2,425,000	4,500	\$539	23 x 99	23 x 99	2	3	N
	East 30th Street	6/13/12	\$4,065,000	2,992	\$1,359	18 x 44	18 x 99	3	1	N
	East 30th Street	2/16/12	\$4,000,000	5,940	\$673	21 x 45	21 x 99	4	4	N
Greenwich Village	West 11th Street	6/4/12	\$8,500,000	3,528	\$2,409	22 x 42	22 x 95	4	2	Y
	West 12th Street	3/16/12	\$7,250,000	6,946	\$1,044	25 x 48	25 x 103	6	1	Y
	West 12th Street	6/18/12	\$17,850,000	7,405	\$2,411	25 x 49	25 x 103	5	1	Y
	West 4th Street	2/14/12	\$5,800,000	4,400	\$1,318	22 x 48	22 x 109	4	4	N
	West 9th Street	6/14/12	\$8,300,000	4,700	\$1,766	17 x 58	17 x 94	4	1	N
Murray Hill/Kips Bay	East 31st Street	6/15/12	\$2,850,000	3,308	\$862	16 x 50	16 x 99	4	1	N
	East 32nd Street	2/13/12	\$2,725,000	3,280	\$831	17 x 50	17 x 99	4	1	N
	East 32nd Street	2/27/12	\$2,400,000	3,694	\$650	18 x 46	18 x 99	3	4	N
	East 36th Street	3/21/12	\$5,400,000	6,181	\$874	18 x 70	18 x 75	6	3	Y
Soho	Spring Street	3/13/12	\$5,500,000	2,560	\$2,148	17 x 40	17 x 78	3	3	N
Tribeca	West Broadway	4/12/12	\$4,950,000	4,214	\$1,175	24 x 48	24 x 50	4	2	N
West Village	Charles Street	4/20/12	\$18,965,415	5,060	\$3,748	23 x 55	23 x 87	4	1	Y
	Commerce Street	5/8/12	\$2,650,000	2,584	\$1,026	20 x 35	20 x 40	3	3	N
	Downing Street	4/12/12	\$14,380,031	9,284	\$1,549	23 x 35	24 x 74	5	1	Y
	Grove Street	4/12/12	\$6,700,000	3,572	\$1,876	20 x 44	20 x 68	4	4	N
	Jane Street	1/24/12	\$5,950,000	2,832	\$2,101	16 x 50	16 x 80	3	1	N
	Morton Street	4/24/12	\$5,630,000	1,600	\$3,519	20 x 20	30 x 20	3	1	N
	Morton Street	1/19/12	\$9,850,000	5,719	\$1,722	18 x 48	18 x 100	5	3	N
	Perry Street	4/12/12	\$9,850,000	3,938	\$2,501	20 x 48	20 x 95	3	3	N
	St Lukes Place	5/23/12	\$10,000,000	4,368	\$2,289	22 x 52	22 x 100	2	1	N
	St Lukes Place	6/28/12	\$9,500,000	4,158	\$2,285	22 x 42	22 x 100	2	1	N
	West 11th Street	5/23/12	\$10,500,000	3,608	\$2,910	20 x 44	20 x 97	4	1	N
	West 11th Street	3/13/12	\$3,450,000	2,445	\$1,411	20 x 38	20 x 60	4	4	N
	West 13th Street	2/9/12	\$5,500,000	2,813	\$1,955	21 x 45	21 x 103	3	3	N
	West 4th Street	6/21/12	\$7,000,000	3,486	\$2,008	20 x 42	20 x 60	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 116th Street	1/24/12	\$1,500,000	3,873	\$387	20 x 77	20 x 101	4	3	N
	East 117th Street	2/17/12	\$850,000	3,600	\$236	20 x 45	20 x 101	4	3	N
	East 117th Street	2/16/12	\$845,000	3,000	\$282	25 x 60	25 x 72	2	1	N
	East 118th Street	4/30/12	\$950,000	4,500	\$211	19 x 59	19 x 101	4	4	N
	East 118th Street	1/9/12	\$580,000	1,935	\$300	16 x 43	16 x 101	3	2	N
	East 130th Street	2/14/12	\$1,242,000	2,499	\$497	17 x 55	17 x 100	4	3	N
	Second Avenue	5/9/12	\$400,000	4,080	\$98	20 x 50	20 x 80	4	4	N
	Sylvan Court	1/18/12	\$536,000	1,008	\$532	15 x 36	15 x 46	2	1	N
Hamilton Heights/ Sugar Hill	Hamilton Terrace	2/10/12	\$1,125,000	2,376	\$473	18 x 45	18 x 61	3	2	N
	Sylvan Terrace	4/5/12	\$913,400	1,500	\$609	21 x 25	21 x 34	2	1	N
	West 140th Street	6/1/12	\$458,213	4,863	\$94	18 x 68	18 x 100	3	4	N
	West 142nd Street	6/15/12	\$1,875,000	6,990	\$268	16 x 90	16 x 100	4	1	N
Harlem	Adam C Powell Blvd	5/15/12	\$650,000	3,546	\$183	20 x 61	20 x 78	3	3	N
	Convent Avenue	1/4/12	\$753,760	2,871	\$263	20 x 40	20 x 49	3	2	N
	Edgecombe Avenue	5/16/12	\$350,000	1,755	\$199	18 x 37	22 x 54	2	2	N
	Seventh Avenue	3/29/12	\$550,000	3,421	\$161	20 x 57	20 x 78	3	4	N
	West 113th Street	1/6/12	\$720,000	3,332	\$216	17 x 50	17 x 101	3	2	N
	West 113th Street	4/24/12	\$720,000	3,332	\$216	17 x 50	17 x 101	3	2	N
	West 117th Street	6/19/12	\$1,250,000	2,280	\$548	21 x 43	22 x 101	3	3	N
	West 119th Street	4/27/12	\$830,000	2,646	\$314	20 x 69	20 x 101	3	1	N
	West 120th Street	1/26/12	\$1,950,000	2,827	\$690	18 x 61	18 x 101	3	2	N
	West 120th Street	5/16/12	\$2,750,000	2,959	\$929	18 x 50	18 x 101	3	3	N
	West 121st Street	5/18/12	\$960,735	3,876	\$248	16 x 62	16 x 101	3	3	N
	West 122nd Street	5/7/12	\$2,200,000	3,830	\$574	17 x 59	17 x 101	4	1	N
	West 122nd Street	4/23/12	\$2,150,000	3,216	\$669	20 x 50	20 x 101	3	1	N
	West 126th Street	5/23/12	\$452,645	2,460	\$184	18 x 46	18 x 100	3	4	N
	West 129th Street	3/26/12	\$420,500	2,580	\$163	20 x 48	20 x 100	3	4	N
	West 129th Street	5/22/12	\$848,872	3,676	\$231	17 x 60	17 x 100	3	3	N
	West 132nd Street	5/1/12	\$1,098,691	3,600	\$305	18 x 50	18 x 100	3	2	N
	West 132nd Street	5/15/12	\$550,000	3,332	\$165	17 x 50	17 x 100	3	3	N
	West 136th Street	3/26/12	\$630,000	3,374	\$187	16 x 74	16 x 100	4	3	N
	West 136th Street	5/22/12	\$950,000	3,528	\$269	16 x 78	16 x 100	4	3	N
	West 136th Street	5/17/12	\$650,000	2,250	\$289	17 x 45	17 x 100	3	1	N
	West 136th Street	3/14/12	\$1,640,000	3,330	\$492	17 x 50	17 x 100	3	2	N
	West 139th Street	5/31/12	\$1,100,000	3,400	\$324	17 x 50	17 x 100	3	2	N
	West 142nd Street	5/14/12	\$925,000	4,399	\$210	20 x 58	20 x 100	4	1	N
West 147th Street	2/28/12	\$550,000	2,460	\$224	13 x 51	13 x 100	3	4	N	

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# NORTHERN MANHATTAN *(con't)*

*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
Inwood	Adrian Avenue	1/12/12	\$430,000	2,074	\$207	20 x 45	33 x 75	3	1	N
	Payson Avenue	3/9/12	\$1,100,000	6,120	\$180	24 x 65	33 x 100	3	3	N
Washington Heights	Audubon Avenue	5/15/12	\$800,000	3,225	\$248	25 x 35	25 x 95	2	1	N
	Riverside Drive	4/16/12	\$900,000	2,925	\$308	20 x 50	20 x 65	3	3	N
	West 158th Street	6/25/12	\$1,250,000	3,416	\$366	18 x 45	18 x 100	3	2	N
	West 162nd Street	5/18/12	\$350,000	3,057	\$114	18 x 64	18 x 100	3	4	N
	West 168th Street	1/24/12	\$790,000	2,560	\$309	17 x 40	17 x 95	4	3	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# 1756112

Prepared by Gregory Heym, Chief Economist, Brown Harris Stevens

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