

BROWN HARRIS STEVENS

Established 1873

Manhattan Townhouse Market Report

First Half 2013



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 76th Street	3/28/13	\$27,000,000	7,056	\$3,827	19 x 60	19 x 102	5	1	Y
	East 82nd Street	1/15/13	\$15,000,000	9,614	\$1,560	21 x 86	21 x 102	5	1	Y
Between Madison Ave. & Park Ave.	East 64th Street	1/4/13	\$6,875,000	4,836	\$1,422	15 x 60	15 x 100	5	1	N
	East 66th Street	5/6/13	\$9,000,000	5,900	\$1,525	20 x 55	20 x 100	5	1	Y
Between Park Ave. & Lexington Ave.	East 60th Street	5/6/13	\$10,000,000	5,320	\$1,880	20 x 62	20 x 100	5	3	Y
	East 71st Street	2/8/13	\$22,850,000	10,235	\$2,233	25 x 70	25 x 100	6	1	Y
	East 80th Street	6/21/13	\$10,350,000	3,546	\$2,919	18 x 54	18 x 102	4	1	N
Between Lexington Ave. & Third Ave.	East 61st Street	5/8/13	\$7,000,000	4,750	\$1,474	19 x 50	19 x 100	5	1	N
	East 63rd Street	6/10/13	\$16,400,000	9,120	\$1,798	40 x 65	40 x 100	4	2	Y
	East 72nd Street	4/9/13	\$12,000,000	5,885	\$2,039	19 x 58	19 x 102	5	1	Y
	East 75th Street	4/15/13	\$8,900,000	3,520	\$2,528	16 x 55	16 x 102	4	1	Y
	East 75th Street	5/7/13	\$13,250,000	4,910	\$2,699	18 x 65	18 x 102	4	1	Y
	East 83rd Street	2/25/13	\$3,900,000	3,392	\$1,150	19 x 48	19 x 77	4	3	N
	East 89th Street	4/15/13	\$4,300,000	4,296	\$1,001	12 x 62	12 x 101	4	1	N
	East 94th Street	3/27/13	\$3,000,000	1,650	\$1,818	37 x 25	37 x 25	3	3	N
Between Third Ave. & Second Ave.	East 95th Street	1/17/13	\$5,000,000	3,456	\$1,447	19 x 48	18 x 101	4	1	N
	East 62nd Street	3/22/13	\$6,000,000	3,600	\$1,667	18 x 50	18 x 100	4	1	Y
	East 68th Street	3/12/13	\$6,100,000	3,456	\$1,765	18 x 48	18 x 100	4	1	N
	East 68th Street	5/6/13	\$3,000,000	3,456	\$868	18 x 48	18 x 100	4	1	N
	East 72nd Street	4/10/13	\$6,000,000	2,880	\$2,083	15 x 51	15 x 102	4	2	N
Between Second Ave. & First Ave.	East 78th Street	6/28/13	\$4,500,000	3,004	\$1,498	16 x 46	16 x 77	4	4	N
	East 69th Street	3/4/13	\$5,500,000	3,200	\$1,719	17 x 50	17 x 77	4	1	N
	East 69th Street	6/21/13	\$3,450,000	1,440	\$2,396	17 x 40	17 x 77	3	1	N
	East 81st Street	6/25/13	\$4,200,000	2,790	\$1,505	15 x 45	15 x 102	4	1	N
Between First Ave. & York Ave.	East 82nd Street	5/15/13	\$5,000,000	4,160	\$1,202	17 x 56	17 x 102	4	3	N
	East 84th Street	2/15/13	\$6,625,000	4,800	\$1,380	20 x 60	20 x 102	4	2	N
Between York Ave. & East End Ave.	East 87th Street	4/22/13	\$4,750,000	3,780	\$1,257	18 x 42	18 x 63	4	1	N

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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 CPW & Columbus Ave.	West 83rd Street	5/7/13	\$8,300,000	7,300	\$1,137	17 x 66	17 x 102	5	1	N
	West 95th Street	3/22/13	\$6,999,999	4,752	\$1,473	18 x 70	18 x 101	4	1	N
Between Columbus Ave. & Broadway	West 71st Street	3/4/13	\$11,800,000	4,788	\$2,464	20 x 69	20 x 100	5	1	Y
Between Columbus Ave. & Amsterdam Ave.	West 88th Street	2/6/13	\$3,650,000	3,400	\$1,074	17 x 50	17 x 101	4	2	N
	West 88th Street	5/8/13	\$6,600,000	4,220	\$1,564	18 x 55	18 x 101	4	2	N
	West 95th Street	2/28/13	\$4,000,000	3,979	\$1,005	17 x 50	17 x 101	4	1	N
Between Broadway & West End Ave.	West 84th Street	3/20/13	\$3,215,000	2,800	\$1,148	17 x 39	17 x 62	4	1	N
	West 84th Street	4/29/13	\$6,400,000	5,347	\$1,197	17 x 55	17 x 102	5	1	Y
	West 85th Street	5/17/13	\$4,500,000	3,480	\$1,293	17 x 53	17 x 102	3	1	N
Between West End Ave. & Riverside Dr.	West 78th Street	6/25/13	\$5,300,000	5,345	\$992	16 x 69	16 x 100	5	2	N
Between 105th & 106th St.	Manhattan Avenue	4/4/13	\$3,675,000	5,500	\$668	16 x 58	16 x 87	6	2	N
Between 107th & 108th St.	Columbus Avenue	3/6/13	\$5,714,704	9,426	\$606	25 x 85	25 x 100	5	4	N

MIDTOWN

Generally 34th Street to 59th Street

	Street/Avenue*	Date Sold	Price	SqFt **	Price PSF	Building Dimensions	Lot Dimensions	Floors**	Units**	Elevator
Between Fifth Ave. & Madison Ave.	East 35th Street	4/5/13	\$4,000,000	3,664	\$1,092	12 x 60	12 x 99	5	2	Y
Between Third Ave. & Second Ave.	East 48th Street	5/13/13	\$3,350,000	3,790	\$884	14 x 55	14 x 100	5	1	N
Between Second Ave. & First Ave.	East 51st Street	1/31/13	\$6,950,000	4,000	\$1,738	19 x 60	19 x 100	4	1	N
Between First Ave. & Beekman Pl.	East 50th Street	4/3/13	\$4,300,000	3,420	\$1,257	19 x 45	19 x 100	4	1	N
	East 50th Street	6/13/13	\$3,400,000	3,340	\$1,018	19 x 43	19 x 100	4	4	N
Between Eighth Ave. & Ninth Ave.	West 46th Street	5/22/13	\$3,500,000	4,194	\$835	16 x 60	16 x 108	3	4	N
Between Ninth Ave. & Tenth Ave.	West 44th Street	4/5/13	\$4,000,000	3,680	\$1,087	20 x 46	20 x 100	4	3	N
	West 49th Street	3/22/13	\$3,228,000	3,984	\$810	18 x 54	18 x 80	4	4	N
	West 54th Street	5/28/13	\$6,850,000	6,352	\$1,078	25 x 100	25 x 100	3	2	N
Between 50th & 51st St.	Beekman Place	6/18/13	\$34,350,000	7,226	\$4,754	20 x 47	20 x 100	6	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
Chelsea	West 15th Street	4/26/13	\$15,500,000	4,610	\$3,362	20 x 67	20 x 100	3	1	Y
	West 19th Street	4/16/13	\$7,180,000	3,564	\$2,015	21 x 44	21 x 92	4	1	N
	West 19th Street	4/25/13	\$6,990,000	4,224	\$1,655	22 x 48	22 x 64	4	2	N
	West 20th Street	6/7/13	\$4,250,000	2,880	\$1,476	17 x 50	17 x 92	4	2	N
	West 20th Street	6/27/13	\$7,935,000	1,260	\$6,298	27 x 30	27 x 75	4	1	N
	West 21st Street	4/4/13	\$5,867,000	3,486	\$1,683	21 x 36	21 x 99	4	3	N
	West 25th Street	5/30/13	\$4,000,000	3,307	\$1,210	19 x 36	19 x 49	4	1	N
	West 29th Street	2/20/13	\$6,250,000	5,358	\$1,166	25 x 50	25 x 99	4	4	N
East Village	East 7th Street	3/6/13	\$3,150,000	3,084	\$1,021	24 x 44	24 x 98	4	3	N
Gramercy Park	East 29th Street	5/1/13	\$1,832,500	2,112	\$868	22 x 25	22 x 25	4	4	N
	Lexington Avenue	2/27/13	\$3,700,000	3,840	\$964	16 x 60	16 x 85	4	2	N
Greenwich Village	West 11th Street	4/16/13	\$10,050,000	4,684	\$2,146	21 x 46	21 x 95	4	2	N
Lower East Side	Clinton Street	2/21/13	\$3,400,000	7,000	\$486	25 x 90	25 x 100	3	3	N
Tribeca	Greenwich Street	5/8/13	\$17,500,000	6,300	\$2,778	21 x 60	21 x 100	4	4	Y
	Harrison Street	4/18/13	\$4,250,000	3,643	\$1,167	25 x 40	25 x 63	4	1	N
	Hudson Street	2/5/13	\$5,750,000	3,894	\$1,477	20 x 50	20 x 50	3	2	Y
	White Street	6/18/13	\$4,200,000	2,820	\$1,489	15 x 43	15 x 47	4	3	N
West Village	Barrow Street	5/8/13	\$6,200,000	1,683	\$3,684	21 x 25	21 x 40	4	1	N
	Commerce Street	1/30/13	\$4,475,000	1,426	\$3,138	20 x 25	20 x 40	4	1	N
	Downing Street	4/5/13	\$7,275,000	4,875	\$1,492	25 x 65	25 x 70	3	2	N
	Eighth Avenue	6/3/13	\$3,500,000	2,400	\$1,458	20 x 30	20 x 50	3	2	N
	Greenwich Avenue	2/11/13	\$6,700,000	3,024	\$2,216	21 x 48	21 x 76	4	1	N
	Perry Street	2/1/13	\$4,800,000	3,320	\$1,446	22 x 42	22 x 95	4	3	N
	West 10th Street	1/16/13	\$5,500,000	7,657	\$718	27 x 97	27 x 97	3	3	Y
	West 11th Street	4/18/13	\$5,850,000	1,880	\$3,112	19 x 25	19 x 45	4	1	N
	West 11th Street	5/1/13	\$6,150,000	3,040	\$2,023	20 x 38	20 x 54	4	2	N
	West 13th Street	2/25/13	\$4,950,000	3,948	\$1,254	21 x 47	21 x 75	4	3	N
	West 4th Street	2/28/13	\$9,550,000	2,720	\$3,511	17 x 40	17 x 50	4	1	N
	West 4th Street	5/22/13	\$12,500,000	3,710	\$3,369	20 x 42	20 x 72	4	2	Y

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UPPER 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	1/17/13	\$1,250,000	4,554	\$274	33 x 46	34 x 101	3	3	N
	East 116th Street	5/7/13	\$1,238,000	3,680	\$336	20 x 48	20 x 101	4	4	N
	East 120th Street	4/2/13	\$905,000	2,736	\$331	19 x 39	19 x 101	3	1	N
	East 121st Street	3/27/13	\$755,000	3,375	\$224	15 x 43	15 x 74	4	3	N
	East 129th Street	6/18/13	\$929,000	2,637	\$352	17 x 52	17 x 100	4	4	N
	First Avenue	3/20/13	\$450,000	3,168	\$142	18 x 44	19 x 75	4	4	N
	First Avenue	3/20/13	\$450,000	3,168	\$142	18 x 44	19 x 75	4	4	N
	Pleasant Avenue	4/3/13	\$800,000	3,000	\$267	15 x 50	15 x 74	3	2	N
Hamilton Heights/ Sugar Hill	Hamilton Terrace	1/23/13	\$1,100,000	3,756	\$293	18 x 52	18 x 100	3	2	N
	Sylvan Terrace	3/15/13	\$790,000	1,500	\$527	21 x 25	21 x 34	3	1	N
	West 146th Street	4/22/13	\$650,000	2,265	\$287	14 x 53	14 x 100	3	4	N
	West 150th Street	4/9/13	\$870,000	1,424	\$611	17 x 35	17 x 100	4	2	N
	West 160th Street	5/24/13	\$930,000	2,954	\$315	18 x 54	18 x 100	3	4	N
	West 162nd Street	2/6/13	\$450,000	3,925	\$115	20 x 52	20 x 98	4	2	N
	West 162nd Street	6/19/13	\$1,800,000	3,972	\$453	20 x 52	20 x 98	4	2	N
Harlem	Edgecombe Avenue	4/12/13	\$760,000	1,755	\$433	18 x 37	22 x 54	3	3	N
	Lenox Avenue	6/19/13	\$1,700,000	3,970	\$428	17 x 75	17 x 75	4	3	N
	Lenox Avenue	6/19/13	\$872,000	2,646	\$330	16 x 50	17 x 74	4	4	N
	Manhattan Avenue	1/24/13	\$975,000	2,660	\$367	18 x 40	18 x 50	3	3	N
	West 112th Street	4/25/13	\$1,550,000	2,496	\$621	16 x 52	17 x 101	3	2	N
	West 113th Street	3/4/13	\$1,325,000	3,200	\$414	17 x 50	17 x 101	3	3	N
	West 119th Street	5/2/13	\$1,820,000	2,700	\$674	17 x 52	17 x 101	4	3	N
	West 119th Street	5/30/13	\$1,212,000	4,680	\$259	18 x 55	18 x 101	4	3	N
	West 120th Street	1/22/13	\$2,895,000	3,660	\$791	18 x 60	18 x 101	4	1	N
	West 120th Street	2/28/13	\$1,450,000	2,963	\$489	17 x 55	17 x 101	4	2	N
	West 120th Street	3/6/13	\$2,200,000	4,232	\$520	17 x 50	17 x 101	4	1	N
	West 120th Street	6/17/13	\$2,999,000	3,480	\$862	17 x 50	17 x 101	4	1	N
	West 121st Street	3/14/13	\$2,425,000	4,880	\$497	20 x 55	20 x 101	3	3	N
	West 123rd Street	5/22/13	\$750,000	2,499	\$300	17 x 50	17 x 101	3	4	N
	West 126th Street	3/4/13	\$1,200,000	3,307	\$363	17 x 55	17 x 100	4	3	N
	West 127th Street	2/27/13	\$1,400,000	2,839	\$493	19 x 50	19 x 100	4	4	N
	West 128th Street	5/13/13	\$875,000	2,715	\$322	18 x 48	18 x 100	3	4	N
	West 130th Street	5/23/13	\$665,000	3,502	\$190	18 x 100	18 x 100	3	2	N
	West 132nd Street	3/7/13	\$1,475,000	3,600	\$410	16 x 50	16 x 100	3	3	N
	West 132nd Street	3/20/13	\$1,525,000	3,400	\$449	17 x 50	17 x 100	4	3	N
	West 138th Street	1/18/13	\$725,000	4,696	\$154	25 x 95	25 x 100	2	4	N
	West 138th Street	5/24/13	\$915,000	1,980	\$462	15 x 44	15 x 100	2	1	N
	West 138th Street	6/11/13	\$1,750,000	2,775	\$631	17 x 55	17 x 100	4	1	N
	West 139th Street	1/22/13	\$1,400,000	2,715	\$516	17 x 50	17 x 100	4	1	N
	West 139th Street	2/1/13	\$1,495,000	4,064	\$368	19 x 53	19 x 100	4	1	N

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UPPER MANHATTAN *(con't)*

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	Street/Avenue*	Date Sold	Price	SqFt**	Price PSF	Building Dimensions	Lot Dimensions	Floors**	Units**	Elevator
Harlem	West 139th Street	6/3/13	\$900,000	3,544	\$254	17 x 52	17 x 100	4	2	N
	West 140th Street	3/24/13	\$505,000	3,000	\$168	15 x 50	15 x 100	4	1	N
	West 147th Street	6/19/13	\$880,000	2,640	\$333	12 x 55	12 x 100	4	2	N
	West 148th Street	1/29/13	\$1,260,000	3,273	\$385	17 x 66	17 x 100	4	2	N
	West 150th Street	4/25/13	\$1,212,500	5,637	\$215	16 x 54	16 x 100	3	2	N
Inwood	Adrian Avenue	3/25/13	\$440,000	2,249	\$196	24 x 32	63 x 110	3	2	N
Washington Heights	Audubon Avenue	1/31/13	\$620,000	2,500	\$248	18 x 50	18 x 50	2	2	N
	West 156th Street	5/13/13	\$997,885	3,000	\$333	17 x 50	17 x 100	4	2	N
	West 161st Street	2/6/13	\$1,128,500	2,900	\$389	16 x 50	16 x 100	3	2	N
	West 168th Street	3/21/13	\$1,150,000	2,200	\$523	16 x 50	17 x 95	4	3	N
	West 169th Street	5/7/13	\$3,300,000	6,649	\$496	25 x 40	27 x 87	6	2	Y

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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

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Caroline E. Y. Guthrie
President

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Stephen Klym, EVP
Managing Director of Sales

TRIBECA

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Managing Director of Sales

BROOKLYN HEIGHTS

129 Montague Street
Christopher Thomas, EVP
Managing Director of Sales

PARK SLOPE

100 Seventh Avenue
Nicholas Z. Palance, EVP
Managing Director of Sales

NEW YORK CITY

THE HAMPTONS

PALM BEACH

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