

BROWN HARRIS STEVENS

Established 1873

Manhattan Townhouse Market Report

First Half 2014



EAST SIDE

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

	Address*	Date Sold	Price	SqFt**	Price PSF	Building Dimensions	Lot Dimensions	Floors**	Units**	Elevator
Between Fifth Ave. & Madison Ave.	16 East 95th Street	1/8/14	\$19,600,000	5,164	\$3,796	18 x 76	18 x 101	5	1	Y
Between Madison Ave. & Park Ave.	54 East 64th Street	5/1/14	\$28,000,000	12,551	\$2,231	25 x 87	25 x 101	5	1	Y
	38 East 68th Street	1/31/14	\$12,495,000	6,694	\$1,867	16 x 66	16 x 100	5	1	Y
Between Park Ave. & Lexington Ave.	114 East 61st Street	4/7/14	\$8,000,000	7,200	\$1,111	18 x 70	18 x 100	4	2	N
	113 East 70th Street	1/21/14	\$51,000,000	15,500	\$3,290	30 x 90	30 x 100	6	1	Y
	120 East 71st Street	3/21/14	\$14,100,000	6,600	\$2,136	17 x 60	17 x 100	5	1	Y
	128 East 93rd Street	1/27/14	\$7,500,000	4,000	\$1,875	25 x 40	25 x 101	4	1	Y
	129 East 94th Street	3/10/14	\$5,250,000	3,072	\$1,709	17 x 48	17 x 101	4	1	N
Between Lexington Ave. & Third Ave.	154 East 62nd Street	2/14/14	\$9,200,000	4,641	\$1,982	20 x 50	20 x 100	4	1	Y
	156 East 62nd Street	5/23/14	\$7,400,000	5,000	\$1,480	20 x 50	20 x 100	5	1	N
	176 East 64th Street	2/28/14	\$15,775,000	5,570	\$2,832	21 x 50	21 x 100	4	1	Y
	165 East 73rd Street	4/11/14	\$13,400,000	5,058	\$2,649	25 x 94	25 x 102	2	2	N
	178 East 94th Street	6/12/14	\$4,925,000	1,650	\$2,985	37 x 25	37 x 25	2	3	N
Between Third Ave. & Second Ave.	203 East 71st Street	2/19/14	\$7,500,000	6,124	\$1,225	25 x 50	25 x 102	5	1	Y
	211 East 76th Street	5/22/14	\$6,725,000	4,343	\$1,548	17 x 45	17 x 102	4	1	Y
Between Second Ave. & First Ave.	364 East 69th Street	2/12/14	\$3,555,000	2,268	\$1,567	17 x 40	17 x 77	3	2	N
	329 East 82nd Street	6/16/14	\$5,250,000	4,160	\$1,262	18 x 55	18 x 102	4	3	N
	337 East 82nd Street	1/10/14	\$6,675,000	4,670	\$1,429	22 x 52	22 x 102	4	3	N
Between First Ave. & York Ave.	437 East 84th Street	2/12/14	\$4,580,000	3,000	\$1,527	16 x 50	16 x 102	4	1	N
Between York Ave. & East End Ave.	546 East 87th Street	6/20/14	\$6,175,000	3,168	\$1,949	18 x 44	18 x 60	4	1	N
	12 Henderson Place	4/2/14	\$3,600,000	2,448	\$1,471	18 x 35	18 x 46	4	1	N

This report only includes closed sales where deeds have been recorded at the Office of the City Register.

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** Estimated. All measurements including the number of floors and units are taken from tax roll data or broker reported.

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WEST SIDE

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

	Address*	Date Sold	Price	SqFt **	Price PSF	Building Dimensions	Lot Dimensions	Floors**	Units**	Elevator
Between CPW & Columbus Ave.	47 West 70th Street	3/21/14	\$19,272,315	6,752	\$2,854	20 x 71	20 x 100	5	1	Y
	41 West 74th Street	2/14/14	\$16,250,000	8,175	\$1,988	20 x 77	20 x 102	5	2	Y
	10 West 83rd Street	3/6/14	\$9,750,000	4,920	\$1,982	17 x 60	17 x 102	4	1	N
	46 West 94th Street	1/16/14	\$4,800,000	3,962	\$1,212	14 x 55	14 x 101	4	1	N
	49 West 95th Street	3/26/14	\$5,665,275	6,192	\$915	18 x 66	18 x 101	4	1	N
Between Columbus Ave. & Amsterdam Ave.	109 West 85th Street	6/6/14	\$5,200,000	3,972	\$1,309	18 x 51	18 x 98	5	3	N
	159 West 91st Street	6/25/14	\$5,300,000	3,464	\$1,530	17 x 50	17 x 101	4	2	N
	113 West 95th Street	1/16/14	\$3,225,000	3,570	\$903	16 x 78	16 x 101	4	4	N
Between Amsterdam Ave. & West End Ave.	226 West 71st Street	2/6/14	\$14,000,000	4,792	\$2,922	20 x 70	20 x 100	4	1	N
Between Broadway & West End Ave.	263 West 93rd Street	2/21/14	\$3,950,000	4,580	\$862	16 x 64	16 x 101	4	1	N
Between West End Ave. & Riverside Dr.	317 West 92nd Street	5/8/14	\$9,798,000	7,370	\$1,329	30 x 52	30 x 57	5	1	N
Between 105th & 106th St.	134 Manhattan Ave.	6/16/14	\$4,575,000	3,206	\$1,427	16 x 58	16 x 87	4	2	N

MIDTOWN

Generally 34th Street to 59th Street

	Address*	Date Sold	Price	SqFt **	Price PSF	Building Dimensions	Lot Dimensions	Floors**	Units**	Elevator
Between Third Ave. & Second Ave.	244 East 48th Street	1/27/14	\$4,235,000	3,868	\$1,095	19 x 46	19 x 100	4	3	N
	245 East 48th Street	6/3/14	\$5,750,000	3,840	\$1,497	20 x 48	20 x 100	4	1	N
	226 East 49th Street	4/10/14	\$13,500,000	6,971	\$1,937	38 x 48	38 x 100	4	1	Y
Between Second Ave. & First Ave.	323 East 52nd Street	5/30/14	\$4,100,000	4,160	\$986	20 x 52	20 x 100	4	3	N
	325 East 53rd Street	3/7/14	\$12,500,000	9,345	\$1,338	23 x 70	23 x 100	6	3	N
Between First Ave. & Sutton Pl.	413 East 53rd Street	2/4/14	\$3,300,000	3,520	\$938	20 x 96	20 x 100	3	2	N
Between 57th & 58th St.	13 Sutton Place	5/16/14	\$7,800,000	3,136	\$2,487	17 x 49	17 x 51	4	1	Y

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DOWNTOWN

South of 34th Street

	Address*	Date Sold	Price	SqFt**	Price PSF	Building Dimensions	Lot Dimensions	Floors**	Units**	Elevator
Chelsea	224 West 22nd Street	1/31/14	\$5,300,000	3,540	\$1,497	20 x 88	20 x 99	4	1	N
	462 West 25th Street	2/27/14	\$4,000,000	5,148	\$777	18 x 46	18 x 99	5	1	Y
East Village	123 East 10th Street	1/3/14	\$6,400,000	3,225	\$1,985	14 x 60	14 x 95	4	1	N
Gramercy Park	147 East 18th Street	6/19/14	\$4,100,000	3,204	\$1,280	19 x 44	19 x 92	4	3	N
	315 East 18th Street	1/31/14	\$4,150,000	3,720	\$1,116	20 x 50	20 x 92	4	3	N
	308 East 30th Street	6/16/14	\$6,200,000	3,780	\$1,640	21 x 51	21 x 99	4	2	N
	517 Second Avenue	5/20/14	\$5,100,000	5,624	\$907	25 x 88	25 x 95	4	2	N
Greenwich Village	42 West 12th Street	1/17/14	\$28,000,000	8,113	\$3,451	22 x 99	22 x 103	5	1	Y
Murray Hill/Kips Bay	124 East 37th Street	6/9/14	\$4,995,000	4,810	\$1,038	19 x 49	19 x 49	5	3	N
Soho	572 Broome Street	6/11/14	\$12,320,010	3,816	\$3,229	22 x 42	22 x 84	4	4	N
	22 Charlton Street	4/17/14	\$6,250,000	2,931	\$2,132	19 x 36	19 x 100	3	2	N
West Village	20 Charles Street	2/12/14	\$7,725,000	3,360	\$2,299	20 x 42	20 x 75	4	1	N
	66 Charles Street	3/14/14	\$7,250,000	2,880	\$2,517	18 x 40	18 x 49	4	1	N
	23 Downing Street	4/11/14	\$8,100,000	1,908	\$4,245	19 x 30	19 x 70	4	1	N
	107 Greenwich Ave.	1/15/14	\$4,750,000	2,788	\$1,704	20 x 45	20 x 72	4	2	N
	28 Grove Street	3/27/14	\$12,250,000	4,949	\$2,475	22 x 53	22 x 100	6	1	Y
	45 Horatio Street	3/7/14	\$4,100,000	2,704	\$1,516	16 x 42	16 x 58	5	2	N
	541 Hudson Street	3/3/14	\$6,250,000	3,116	\$2,006	20 x 43	20 x 74	4	3	N
	92 Jane Street	2/7/14	\$11,400,000	3,988	\$2,859	24 x 50	24 x 70	4	1	N
	16 Morton Street	4/29/14	\$10,995,000	4,500	\$2,443	25 x 90	25 x 90	3	2	N
	651 Washington St.	6/26/14	\$5,980,000	2,599	\$2,301	17 x 42	17 x 60	4	1	N
	154 Waverly Place	5/29/14	\$14,800,000	5,544	\$2,670	22 x 61	22 x 97	5	1	N
	130 West 11th Street	4/9/14	\$6,337,500	5,992	\$1,058	22 x 70	22 x 130	4	4	N
	228 West 11th Street	4/21/14	\$19,280,000	4,000	\$4,820	25 x 46	25 x 69	4	2	N
	241 West 11th Street	1/9/14	\$7,900,000	4,256	\$1,856	19 x 44	19 x 100	4	2	N
	152 West 13th Street	1/14/14	\$5,850,000	2,520	\$2,321	20 x 42	20 x 103	4	3	N
	311 West 4th Street	6/20/14	\$10,200,000	3,372	\$3,025	20 x 42	20 x 75	4	1	N
	112 W. Washington Pl.	3/14/14	\$8,850,000	3,528	\$2,509	21 x 42	21 x 71	4	1	N

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UPPER MANHATTAN

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

	Address*	Date Sold	Price	SqFt**	Price PSF	Building Dimensions	Lot Dimensions	Floors**	Units**	Elevator
East Harlem	112 East 101st Street	5/20/14	\$1,250,000	2,489	\$502	16 x 46	16 x 101	3	1	N
	216 East 105th Street	3/25/14	\$762,000	2,178	\$350	16 x 46	16 x 101	3	2	N
	161 East 107th Street	2/18/14	\$2,000,000	5,100	\$392	17 x 60	17 x 101	4	3	N
	240 East 112th Street	1/24/14	\$1,210,000	3,036	\$399	22 x 46	23 x 101	4	3	N
	409 East 115th Street	6/16/14	\$1,100,000	4,136	\$266	20 x 59	20 x 76	4	4	N
	217 East 116th Street	2/11/14	\$1,300,000	3,168	\$410	17 x 62	17 x 101	4	3	N
	348 East 116th Street	4/10/14	\$1,320,000	3,000	\$440	17 x 45	17 x 101	4	3	N
	422 East 117th Street	3/27/14	\$850,000	3,404	\$250	16 x 47	17 x 101	3	4	N
	410 East 118th Street	5/9/14	\$910,000	1,935	\$470	16 x 43	16 x 101	3	1	N
	426 East 120th Street	6/27/14	\$1,210,000	2,268	\$534	21 x 37	21 x 101	3	1	N
	14 East 130th Street	1/31/14	\$1,060,000	2,268	\$467	16 x 50	16 x 100	3	4	N
	271 Pleasant Avenue	3/3/14	\$1,085,000	2,501	\$434	12 x 50	13 x 74	4	1	N
Hamilton Heights/ Sugar Hill	408 Convent Avenue	2/3/14	\$1,650,000	3,536	\$467	17 x 52	17 x 75	3	1	N
	420 Convent Avenue	4/4/14	\$2,825,000	4,675	\$604	19 x 75	19 x 75	4	1	N
	430 Convent Avenue	5/12/14	\$1,900,000	3,546	\$536	17 x 52	17 x 75	3	2	N
	24 Hamilton Terrace	3/4/14	\$1,600,000	3,840	\$417	16 x 52	16 x 100	3	1	N
	237 West 120th Street	5/13/14	\$1,900,000	4,420	\$430	17 x 65	17 x 99	4	4	N
	465 West 141st Street	4/1/14	\$2,300,000	6,264	\$367	18 x 87	18 x 100	4	1	N
	537 West 141st Street	3/26/14	\$999,000	2,726	\$366	12 x 57	12 x 100	4	3	N
	408 West 145th Street	3/6/14	\$1,210,000	3,608	\$335	16 x 77	16 x 100	4	3	N
	435 West 147th Street	6/3/14	\$1,400,000	3,390	\$413	12 x 55	12 x 100	4	2	N
	437 West 147th Street	5/22/14	\$1,480,000	2,896	\$511	13 x 56	13 x 100	5	4	N
	430 West 160th Street	4/11/14	\$1,450,000	2,954	\$491	18 x 54	18 x 100	3	4	N
	432 West 162nd Street	1/21/14	\$1,075,000	3,925	\$274	20 x 52	20 x 98	4	2	N
	436 West 162nd Street	4/17/14	\$2,210,000	3,972	\$556	20 x 52	20 x 98	4	2	N

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UPPER MANHATTAN *(con't)*

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

	Address*	Date Sold	Price	SqFt**	Price PSF	Building Dimensions	Lot Dimensions	Floors**	Units**	Elevator
Harlem	2071 Adam C Powell Blvd	6/20/14	\$1,900,000	5,308	\$358	20 x 65	20 x 75	4	4	N
	216 Edgecombe Ave.	4/25/14	\$1,510,000	4,672	\$323	17 x 45	17 x 75	4	2	N
	2111 Fifth Avenue	1/31/14	\$1,100,000	3,400	\$324	19 x 45	19 x 110	3	4	N
	399 Manhattan Avenue	4/8/14	\$1,515,000	2,160	\$701	18 x 40	18 x 50	3	3	N
	531 Manhattan Avenue	5/21/14	\$2,340,000	3,360	\$696	15 x 56	15 x 80	4	2	N
	360 West 118th Street	4/18/14	\$2,999,000	2,700	\$1,111	18 x 49	18 x 101	4	2	N
	79 West 119th Street	5/14/14	\$1,400,000	3,288	\$426	18 x 66	18 x 101	4	1	N
	345 West 121st Street	6/10/14	\$2,950,000	3,712	\$795	16 x 58	16 x 101	4	2	N
	162 West 123rd Street	1/21/14	\$1,300,000	3,360	\$387	14 x 58	14 x 101	4	4	N
	165 West 126th Street	5/30/14	\$1,957,500	3,430	\$571	17 x 50	17 x 100	4	2	N
	139 West 129th Street	3/18/14	\$1,550,000	3,068	\$505	17 x 100	17 x 100	3	2	N
	139 West 131st Street	4/1/14	\$1,200,000	2,873	\$418	18 x 56	18 x 100	3	3	N
	148 West 132nd Street	4/30/14	\$610,000	2,199	\$277	15 x 48	15 x 100	3	3	N
	241 West 132nd Street	3/20/14	\$1,455,000	4,480	\$325	16 x 70	16 x 100	3	4	N
	246 West 132nd Street	4/4/14	\$1,880,000	3,888	\$484	18 x 54	18 x 100	4	3	N
	116 West 133rd Street	6/9/14	\$2,325,000	4,750	\$489	20 x 40	20 x 100	4	3	N
	207 West 138th Street	6/24/14	\$1,682,500	2,724	\$618	17 x 51	17 x 100	3	3	N
	233 West 138th Street	6/19/14	\$1,700,000	4,480	\$379	17 x 51	17 x 100	4	2	N
	640 West 138th Street	1/10/14	\$434,730	1,980	\$220	15 x 44	15 x 100	2	1	N
	307 West 146th Street	1/17/14	\$1,590,000	3,701	\$430	30 x 25	34 x 25	5	4	N
	523 West 147th Street	2/3/14	\$999,000	3,195	\$313	17 x 48	17 x 100	3	3	N
Inwood	530 West 149th Street	3/17/14	\$1,525,000	6,660	\$229	17 x 70	17 x 100	3	2	N
	547 West 149th Street	3/26/14	\$1,530,000	2,595	\$590	17 x 50	17 x 100	3	3	N
Mount Morris Park	112 Seaman Avenue	5/29/14	\$1,200,000	2,690	\$446	19 x 78	25 x 104	3	4	N
	160 West 228th Street	3/25/14	\$525,000	1,900	\$276	20 x 40	30 x 100	3	1	N
Mount Morris Park	13 West 122nd Street	4/4/14	\$2,550,000	3,117	\$818	19 x 55	19 x 101	3	3	N
Washington Heights	955 St Nicholas Ave.	1/27/14	\$890,000	1,656	\$537	17 x 41	17 x 57	3	2	N
	16 Washington Terrace	6/9/14	\$875,000	2,040	\$429	18 x 62	18 x 62	3	3	N
	547 West 159th Street	6/13/14	\$999,999	3,256	\$307	15 x 52	15 x 100	3	3	N
	572 West 161st Street	3/31/14	\$1,300,000	3,200	\$406	16 x 50	16 x 100	3	1	N
	554 West 162nd Street	4/23/14	\$1,150,000	3,300	\$348	18 x 52	18 x 100	3	4	N

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BROWN HARRIS STEVENS

EAST SIDE

445 Park Avenue
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UPPER EAST SIDE

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BROOKLYN HEIGHTS

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Christopher Thomas, EVP
Managing Director of Sales

PARK SLOPE

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Camille Logan, EVP
Managing Director of Sales

NEW YORK CITY

THE HAMPTONS

PALM BEACH

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