

First Half 2016

MANHATTAN TOWNHOUSE MARKET REPORT

BROWN HARRIS STEVENS Established 1873



East Side

GENERALLY 59TH TO 96TH STREET,
FIFTH AVENUE TO THE EAST RIVER



BrownHarrisStevens.com WEB# 14726886

	Address *	Date Sold	Price	SqFt **	Price PSF	Building Dimensions	Lot Dimensions	Floors **	Units **	Elevator
Between Fifth Ave. & Madison Ave.	18 East 69th Street	6/17/16	\$19,700,000	6,050	\$3,256	24 x 63	24 x 76	5	3	Y
	27 East 79th Street	4/4/16	\$28,000,000	5,760	\$4,861	24 x 60	24 x 102	5	2	Y
	21 East 83rd Street	3/11/16	\$14,386,848	5,130	\$2,804	18 x 68	18 x 102	5	1	Y
	7 East 84th Street	2/3/16	\$27,000,500	9,000	\$3,000	25 x 102	25 x 102	5	1	Y
	16 East 94th Street	1/15/16	\$8,059,218	4,866	\$1,656	17 x 55	17 x 101	5	1	N
	14 East 95th Street	1/8/16	\$13,000,000	5,737	\$2,266	16 x 62	16 x 101	5	1	Y
Between Madison Ave. & Park Ave.	32 East 74th Street	2/26/16	\$14,500,000	4,895	\$2,962	20 x 54	20 x 102	4	1	Y
	63 East 80th Street	5/24/16	\$9,250,000	5,172	\$1,788	16 x 62	16 x 102	5	2	N
	46 East 81st Street	1/21/16	\$16,000,000	5,400	\$2,963	20 x 50	20 x 102	5	1	N
	55 East 82nd Street	2/17/16	\$10,000,000	5,400	\$1,852	16 x 60	16 x 102	5	2	N
	61 East 93rd Street	4/15/16	\$6,600,000	3,684	\$1,792	16 x 51	16 x 101	4	1	N
Between Park Ave. & Lexington Ave.	123 East 61st Street	2/25/16	\$12,000,000	8,550	\$1,404	20 x 75	20 x 100	5	2	Y
	116 East 65th Street	4/14/16	\$15,075,000	6,901	\$2,184	20 x 60	20 x 100	5	2	Y
	121 East 91st Street	1/19/16	\$7,200,000	3,556	\$2,025	15 x 55	15 x 101	4	1	N
	128 East 93rd Street	6/20/16	\$10,324,000	4,000	\$2,581	25 x 40	25 x 101	4	1	Y
	122 East 95th Street	4/14/16	\$8,250,000	4,160	\$1,983	20 x 50	20 x 101	4	1	N
Between Lexington Ave. & Third Ave.	161 East 63rd Street	4/26/16	\$11,750,000	5,320	\$2,209	20 x 57	20 x 100	5	1	N
	134 East 65th Street	2/9/16	\$9,250,000	4,000	\$2,313	20 x 50	20 x 100	4	2	Y
	156 East 65th Street	2/2/16	\$7,087,500	3,313	\$2,139	16 x 56	16 x 100	4	1	N
	154 East 66th Street	2/12/16	\$10,000,000	4,644	\$2,153	19 x 57	19 x 100	4	1	N
	171 East 70th Street	2/3/16	\$10,500,000	5,122	\$2,050	17 x 60	17 x 100	5	1	Y
	166 East 83rd Street	2/22/16	\$6,400,000	4,052	\$1,579	16 x 60	16 x 102	5	3	N
	156 East 89th Street	4/8/16	\$4,300,000	3,672	\$1,171	12 x 62	12 x 101	5	1	N
Between Third Ave. & Second Ave.	235 East 72nd Street	1/19/16	\$10,100,000	5,250	\$1,924	18 x 48	18 x 102	4	1	N
Between Second Ave. & First Ave.	362 East 69th Street	6/28/16	\$7,750,000	2,160	\$3,588	17 x 40	17 x 77	3	1	Y
	310 East 86th Street	4/13/16	\$12,500,000	4,704	\$2,657	18 x 50	18 x 102	4	3	N
	312 East 86th Street	4/13/16	\$8,865,011	3,740	\$2,370	18 x 45	18 x 102	4	3	N
Between First Ave. & York Ave.	441 East 87th Street	4/5/16	\$5,600,000	3,381	\$1,656	22 x 55	22 x 100	4	2	N
Between 93rd and 94th St.	1676 Third Avenue	3/11/16	\$8,950,000	4,829	\$1,853	25 x 37	25 x 37	1	2	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



BrownHarrisStevens.com WEB# 14726886

	Address*	Date Sold	Price	SqFt**	Price PSF	Building Dimensions	Lot Dimensions	Floors**	Units**	Elevator
Between 90th & 91st St.	627 West End Avenue	3/1/16	\$6,900,000	6,280	\$1,099	18 x 75	18 x 82	5	2	N
Between CPW & Columbus Ave.	12 West 83rd Street	6/30/16	\$9,995,000	4,176	\$2,393	18 x 52	18 x 102	4	1	N
	44 West 95th Street	5/25/16	\$4,225,000	4,400	\$960	20 x 52	20 x 101	4	2	N
Between Columbus Ave. & Amsterdam Ave.	131 West 71st Street	3/1/16	\$7,850,000	5,709	\$1,375	19 x 56	19 x 102	5	2	N
	112 West 87th Street	2/29/16	\$6,995,000	6,936	\$1,009	18 x 67	18 x 101	4	1	N
	123 West 87th Street	4/27/16	\$7,390,000	3,958	\$1,867	17 x 58	17 x 101	4	1	N
	128 West 88th Street	5/20/16	\$7,750,000	4,800	\$1,615	18 x 52	18 x 101	4	1	N
	130 West 88th Street	5/20/16	\$7,750,000	3,926	\$1,974	18 x 55	18 x 101	4	1	N
	113 West 95th Street	5/13/16	\$7,995,000	3,570	\$2,240	16 x 78	16 x 101	4	1	Y
Between Broadway & West End Ave.	261 West 85th Street	3/24/16	\$5,675,000	5,276	\$1,076	16 x 60	16 x 102	5	2	N
Between West End Ave. & Riverside Dr.	307 West 103rd Street	3/21/16	\$6,225,000	4,900	\$1,270	20 x 56	20 x 101	4	2	N
Between 104th & 105th St.	111 Manhattan Avenue	6/2/16	\$3,100,000	2,880	\$1,076	18 x 40	18 x 50	4	2	N
Between 105th & 106th St.	128 Manhattan Avenue	6/23/16	\$4,455,000	3,711	\$1,200	16 x 58	16 x 87	4	1	N

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Midtown

GENERALLY 34TH STREET
TO 59TH STREET

	Address *	Date Sold	Price	SqFt **	Price PSF	Building Dimensions	Lot Dimensions	Floors **	Units **	Elevator
Between Park Ave. & Lexington Ave.	128 East 38th Street	5/5/16	\$2,875,000	2,301	\$1,249	20 x 25	20 x 25	4	1	N
	130 East 38th Street	2/29/16	\$3,100,000	1,824	\$1,700	20 x 25	20 x 25	4	1	N
	132 East 38th Street	4/8/16	\$2,765,000	1,920	\$1,440	20 x 25	20 x 25	4	1	N
Between Third Ave. & Second Ave.	218 East 50th Street	3/3/16	\$4,875,000	3,117	\$1,564	16 x 50	16 x 84	4	2	N
Between Fifth Ave. & Sixth Ave.	46 West 36th Street	6/16/16	\$5,000,000	4,142	\$1,207	17 x 57	17 x 99	4	4	N

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Downtown

34TH-14TH STREET



BrownHarrisStevens.com WEB# 11122180

	Address*	Date Sold	Price	SqFt**	Price PSF	Building Dimensions	Lot Dimensions	Floors**	Units**	Elevator
Chelsea	539 Sixth Avenue	6/30/16	\$9,500,000	4,271	\$2,224	20 x 74	20 x 78	4	4	N
	320 West 15th Street	5/24/16	\$7,326,000	6,000	\$1,221	25 x 42	25 x 82	4	4	N
	331 West 18th Street	2/3/16	\$6,109,000	4,554	\$1,341	23 x 44	23 x 92	4	2	N
Gramercy Park	353 East 19th Street	2/5/16	\$3,125,000	4,000	\$781	20 x 50	20 x 92	4	2	N

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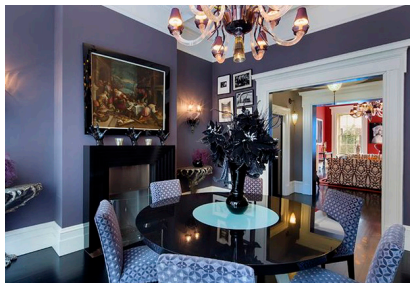
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Downtown

SOUTH OF 14TH STREET



BrownHarrisStevens.com WEB# 14583220



BrownHarrisStevens.com WEB# 14395605

	Address*	Date Sold	Price	SqFt **	Price PSF	Building Dimensions	Lot Dimensions	Floors**	Units**	Elevator
East Village	319 East 6th Street	5/31/16	\$7,920,000	4,748	\$1,668	20 x 60	20 x 82	5	3	N
	54 Second Avenue	2/24/16	\$6,900,000	5,772	\$1,195	24 x 60	24 x 60	4	3	Y
Greenwich Village	400 West Street	2/8/16	\$14,500,000	7,705	\$1,882	22 x 94	22 x 94	5	1	Y
	74 West Washington Pl	6/21/16	\$21,650,000	4,404	\$4,916	22 x 46	22 x 96	5	1	Y
Little Italy	5 Centre Market Place	6/6/16	\$9,700,000	5,700	\$1,702	25 x 38	25 x 54	5	1	N
Nolita	216 Bowery	3/11/16	\$13,000,000	4,888	\$2,660	25 x 69	25 x 100	5	3	N
Tribeca	17 Harrison Street	6/22/16	\$12,000,000	6,500	\$1,846	25 x 60	25 x 64	4	2	Y
West Village	376 Bleecker Street	5/11/16	\$15,500,000	4,106	\$3,775	21 x 42	21 x 70	4	4	N
	41 Charles Street	6/30/16	\$14,500,000	3,100	\$4,677	17 x 47	17 x 95	4	1	Y
	36 Commerce Street	6/2/16	\$7,400,000	6,804	\$1,088	21 x 42	21 x 76	2	1	N
	64 Horatio Street	2/1/16	\$6,668,000	3,160	\$2,110	19 x 32	19 x 50	4	1	N
	31 Morton Street	3/16/16	\$5,440,000	1,600	\$3,400	20 x 20	30 x 20	4	2	N
	8 Perry Street	4/13/16	\$6,850,000	3,320	\$2,063	22 x 42	22 x 95	4	3	N
	231 West 11th Street	1/15/16	\$11,750,000	3,360	\$3,497	21 x 40	21 x 40	4	2	N
	243 West 12th Street	2/29/16	\$8,500,000	3,720	\$2,285	22 x 40	22 x 62	4	1	N
	152 West 13th Street	4/21/16	\$15,000,000	2,520	\$5,952	20 x 42	20 x 103	4	3	Y
	327 West 4th Street	1/27/16	\$6,225,000	3,098	\$2,009	22 x 36	22 x 55	3	3	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	223 East 110th Street	1/19/16	\$2,050,000	2,898	\$707	21 x 46	22 x 101	3	3	N
	220 East 116th Street	5/4/16	\$600,000	2,484	\$242	18 x 46	19 x 101	4	3	N
	352 East 119th Street	5/4/16	\$850,000	1,820	\$467	20 x 29	20 x 101	3	2	N
	47 East 126th Street	4/14/16	\$1,402,500	2,994	\$468	20 x 47	20 x 100	4	3	N
	7 East 129th Street	1/13/16	\$2,995,000	5,160	\$580	22 x 59	22 x 100	4	4	N
	2022 Madison Avenue	6/16/16	\$2,200,000	2,880	\$764	18 x 40	18 x 70	5	2	N
Hamilton Heights/ Sugar Hill	9 Hamilton Terrace	2/12/16	\$1,925,000	2,322	\$829	18 x 45	18 x 65	4	1	N
	12 Sylvan Terrace	1/22/16	\$1,492,500	1,425	\$1,047	20 x 25	20 x 34	3	2	N
	423 West 141st Street	6/16/16	\$3,000,000	3,440	\$872	20 x 45	20 x 58	3	1	N
	465 West 141st Street	2/29/16	\$2,900,000	6,264	\$463	18 x 87	18 x 100	4	1	N
	404 West 147th Street	5/3/16	\$2,150,000	4,424	\$486	18 x 52	18 x 100	4	3	N
	418 West 150th Street	2/10/16	\$635,000	4,900	\$130	16 x 100	16 x 100	4	3	N
Harlem	2350 Adam C Powell Blvd	6/30/16	\$2,800,000	3,421	\$818	20 x 57	20 x 78	4	4	N
	2289 Adam C Powell Blvd	5/12/16	\$1,250,000	2,450	\$510	13 x 45	13 x 75	3	2	N
	200 Edgecombe Avenue	4/1/16	\$1,750,000	1,755	\$997	18 x 37	22 x 54	3	3	N
	273 Lenox Avenue	2/10/16	\$3,000,000	3,970	\$756	17 x 55	17 x 75	4	2	N
	401 Manhattan Avenue	3/17/16	\$2,345,000	2,160	\$1,086	18 x 40	18 x 50	3	1	N
	230 West 112th Street	3/23/16	\$3,300,000	2,907	\$1,135	17 x 57	17 x 101	4	2	N
	121 West 118th Street	3/30/16	\$3,600,000	6,200	\$581	20 x 56	20 x 101	4	2	N
	75 West 119th Street	2/8/16	\$2,675,000	3,288	\$814	18 x 66	18 x 101	4	3	N
	58 West 120th Street	6/24/16	\$4,075,000	3,579	\$1,139	19 x 67	19 x 101	4	1	N
	247 West 121st Street	4/1/16	\$3,000,000	3,520	\$852	18 x 49	18 x 101	4	2	N
	127 West 122nd Street	4/29/16	\$3,000,000	2,925	\$1,026	19 x 58	19 x 101	4	2	N
	355 West 123rd Street	1/15/16	\$875,000	3,120	\$280	16 x 51	16 x 101	4	3	N
	360 West 123rd Street	5/10/16	\$1,410,000	2,975	\$474	16 x 60	16 x 101	4	3	N
	76 West 127th Street	4/7/16	\$1,000,000	2,499	\$400	17 x 57	17 x 100	4	4	N
	120 West 127th Street	3/21/16	\$3,240,000	2,697	\$1,201	17 x 65	17 x 100	4	2	N
	159 West 129th Street	1/20/16	\$1,610,000	2,793	\$576	17 x 60	17 x 100	4	4	N
	136 West 130th Street	2/29/16	\$3,300,000	4,144	\$796	20 x 59	20 x 100	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
Harlem	39 West 131st Street	3/11/16	\$1,865,000	2,247	\$830	12 x 58	12 x 100	4	2	N
	148 West 132nd Street	4/21/16	\$2,650,000	2,199	\$1,205	15 x 48	15 x 100	4	1	N
	260 West 132nd Street	2/29/16	\$2,750,000	3,436	\$800	17 x 50	17 x 100	4	2	N
	164 West 133rd Street	4/8/16	\$1,955,000	2,403	\$814	16 x 48	16 x 100	4	3	N
	310 West 133rd Street	1/7/16	\$4,500,000	5,000	\$900	25 x 56	25 x 100	2	4	N
	103 West 136th Street	6/16/16	\$2,050,000	2,789	\$735	17 x 60	17 x 100	4	4	N
	132 West 136th Street	6/30/16	\$2,750,000	2,799	\$982	17 x 55	17 x 100	4	2	N
	139 West 136th Street	5/6/16	\$2,450,000	3,274	\$748	16 x 78	16 x 100	4	2	N
	206 West 137th Street	1/21/16	\$2,575,000	3,213	\$801	18 x 52	18 x 100	4	1	N
	242 West 137th Street	2/25/16	\$2,450,000	3,213	\$763	18 x 65	18 x 100	4	2	N
	203 West 138th Street	4/27/16	\$1,790,000	2,861	\$626	18 x 50	18 x 100	4	1	N
	253 West 138th Street	4/29/16	\$3,100,000	4,480	\$692	20 x 56	20 x 100	4	3	N
	269 West 138th Street	5/13/16	\$1,800,000	2,913	\$618	17 x 63	17 x 100	4	2	N
	209 West 139th Street	2/9/16	\$2,250,000	3,952	\$569	19 x 52	19 x 100	4	1	N
	243 West 139th Street	4/8/16	\$2,110,000	3,442	\$613	18 x 51	18 x 100	4	1	N
	540 West 140th Street	1/14/16	\$1,044,729	5,945	\$176	26 x 50	28 x 51	4	3	N
	541 West 141st Street	1/29/16	\$1,920,000	3,714	\$517	19 x 44	19 x 100	4	2	N
	625 West 142nd Street	5/11/16	\$1,520,000	3,000	\$507	15 x 50	15 x 100	4	2	N
	611 West 146th Street	1/14/16	\$2,600,000	4,000	\$650	20 x 50	20 x 100	4	2	N
	611 West 147th Street	4/28/16	\$2,350,000	3,440	\$683	12 x 55	12 x 100	4	1	N
Inwood	616 West 148th Street	5/18/16	\$999,500	3,000	\$333	15 x 46	15 x 100	4	2	N
	96 Marble Hill Road	5/24/16	\$650,000	3,448	\$189	28 x 37	86 x 103	2	2	N
	92 Terrace View Avenue	3/7/16	\$470,000	2,130	\$221	20 x 38	30 x 100	3	1	N
	163 West 228th Street	5/17/16	\$685,000	4,590	\$149	17 x 90	19 x 90	4	2	N
Mount Morris Park	202 Lenox Avenue	2/25/16	\$3,780,000	3,548	\$1,065	20 x 64	20 x 80	4	3	N
Washington Heights	564 West 182nd Street	4/16/16	\$315,000	2,050	\$154	18 x 35	18 x 70	3	1	N

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Contact us

West Side
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Managing Director of Sales

CENTRAL PARK WEST



5TH AVENUE

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made of accuracy.



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