

BROWN HARRIS STEVENS

Established 1873

Manhattan Townhouse Market Report

Second Half 2009



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 78th Street	10/2/09	\$9,750,000	4,758	\$2,049	20 x 60	20 x 102	5	1	N
	East 82nd Street	10/16/09	\$24,450,000	8,656	\$2,825	25 x 65	25 x 102	6	1	Y
Between Madison Ave. & Park Ave.	East 74th Street	12/8/09	\$12,500,000	9,560	\$1,308	20 x 90	20 x 102	6	1	Y
	East 78th Street	7/10/09	\$11,500,000	4,630	\$2,484	19 x 50	19 x 102	5	1	N
Between Park Ave. & Lexington Ave.	East 80th Street	8/25/09	\$8,300,000	3,546	\$2,341	18 x 54	18 x 102	4	1	N
	East 81st Street	9/29/09	\$5,800,000	4,717	\$1,230	20 x 64	20 x 102	4	2	Y
	East 91st Street	12/29/09	\$6,115,000	3,400	\$1,799	18 x 50	18 x 78	4	1	N
Between Lexington Ave. & Third Ave.	East 61st Street	7/30/09	\$11,500,000	4,790	\$2,401	19 x 50	19 x 100	5	1	Y
	East 70th Street	8/19/09	\$13,500,000	9,475	\$1,425	33 x 40	33 x 100	4	1	N
	East 75th Street	11/30/09	\$5,250,000	4,910	\$1,069	18 x 65	18 x 102	4	2	N
	East 78th Street	8/13/09	\$8,200,000	2,052	\$3,996	18 x 38	18 x 102	3	1	N
	East 80th Street	7/30/09	\$4,900,000	3,241	\$1,512	19 x 45	19 x 100	4	1	N
Between Third Ave. & Second Ave.	East 61st Street	7/2/09	\$6,000,000	3,375	\$1,778	18 x 50	18 x 100	4	1	Y
	East 61st Street	12/8/09	\$5,075,000	4,833	\$1,050	18 x 50	18 x 100	5	1	N
	East 71st Street	10/8/09	\$7,000,000	6,825	\$1,026	21 x 60	21 x 102	5	1	N
	East 78th Street	10/14/09	\$2,750,000	2,860	\$962	13 x 50	13 x 102	4	2	N
Between Second Ave. & First Ave.	East 69th Street	11/19/09	\$2,700,000	2,160	\$1,250	17 x 40	17 x 77	3	1	N
Between 74th St. & 75th St.	York Avenue	9/16/09	\$2,375,000	2,000	\$1,188	20 x 40	20 x 98	3	1	N

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.

Cover Property: BrownHarrisStevens.com WEB# 0

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 84th Street	8/11/09	\$6,216,000	3,476	\$1,788	17 x 52	17 x 102	4	1	N
	West 94th Street	10/26/09	\$7,150,000	5,263	\$1,359	18 x 55	18 x 101	4	2	N
	West 94th Street	7/31/09	\$4,000,000	3,652	\$1,095	18 x 50	18 x 101	4	1	N
	West 95th Street	8/5/09	\$4,700,000	4,096	\$1,147	18 x 50	18 x 101	4	2	N
Between West End Ave. & Riverside Dr.	West 75th Street	8/4/09	\$4,000,000	5,134	\$779	20 x 72	20 x 102	6	3	Y
Between 95th St. & 96th St.	Central Park West	8/6/09	\$6,200,000	5,084	\$1,220	20 x 46	20 x 50	5	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 Third Ave. & Second Ave.	Second Avenue	9/11/09	\$4,250,000	5,008	\$849	20 x 68	20 x 80	4	4	N
Between Second Ave. & First Ave.	East 51st Street	8/10/09	\$3,500,000	1,998	\$1,752	19 x 32	19 x 70	3	1	N
	East 51st Street	8/10/09	\$3,500,000	1,998	\$1,752	19 x 32	19 x 70	4	2	N
Between 39th St & 40th St.	Ninth Avenue	12/16/09	\$2,750,000	7,933	\$347	25 x 98	25 x 100	4	4	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	10/20/09	\$4,750,000	3,110	\$1,527	16 x 93	16 x 93	4	2	N
	West 21st Street	8/4/09	\$3,800,000	3,147	\$1,207	21 x 36	21 x 99	5	3	N
East Village	East 2nd Street	7/15/09	\$2,400,000	1,740	\$1,379	30 x 21	30 x 21	4	3	N
	East 2nd Street	10/30/09	\$4,700,000	7,018	\$670	25 x 40	25 x 83	4	2	N
Greenwich Village	West 10th Street	8/12/09	\$15,400,000	5,008	\$3,075	18 x 68	18 x 92	4	2	Y
	West 11th Street	9/3/09	\$12,000,000	5,212	\$2,302	21 x 60	21 x 95	4	1	Y
Nolita	Spring Street	11/17/09	\$19,500,000	11,410	\$1,709	25 x 95	25 x 95	6	3	N
Soho	Barrow Street	11/13/09	\$1,764,000	1,980	\$891	29 x 23	29 x 30	2	1	N
	King Street	12/16/09	\$5,500,000	3,200	\$1,719	20 x 64	20 x 100	4	3	N
	Vandam Street	12/21/09	\$3,300,000	3,200	\$1,031	19 x 39	19 x 100	4	4	N
West Village	Bank Street	11/19/09	\$7,250,000	3,870	\$1,873	20 x 52	20 x 93	4	1	N
	Barrow Street	12/16/09	\$12,950,000	3,895	\$3,325	22 x 35	22 x 97	4	1	Y
	Bedford Street	12/22/09	\$2,175,000	999	\$2,177	10 x 43	10 x 80	3	1	N
	Bleecker Street	9/16/09	\$6,500,000	2,290	\$2,838	19 x 40	19 x 50	3	2	N
	Hudson Street	9/30/09	\$3,325,000	1,920	\$1,732	16 x 32	16 x 67	3	3	N
	Jane Street	11/3/09	\$4,940,000	2,298	\$2,150	19 x 50	19 x 66	4	2	N
	Perry Street	7/9/09	\$5,700,000	3,274	\$1,741	19 x 42	19 x 42	4	3	N
	Washington Place	9/21/09	\$7,250,000	3,258	\$2,225	21 x 41	21 x 71	4	1	N
	Washington Place	8/25/09	\$3,850,000	3,121	\$1,234	18 x 42	18 x 71	4	2	N
	West 12th Street	10/2/09	\$5,650,000	2,592	\$2,180	18 x 36	18 x 80	4	2	N
	West Washington Place	11/20/09	\$5,500,000	3,168	\$1,736	18 x 42	18 x 71	4	2	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	11/2/09	\$796,334	3,744	\$213	18 x 50	18 x 90	4	3	N
Hamilton Heights/ Sugar Hill	Hamilton Terrace	10/9/09	\$660,000	3,564	\$185	17 x 52	17 x 100	4	2	N
	Hamilton Terrace	7/27/09	\$1,100,000	3,756	\$293	18 x 52	18 x 100	4	2	N
	St Nicholas Avenue	7/29/09	\$1,040,000	4,416	\$236	21 x 52	21 x 100	4	3	N
	West 146th Street	12/18/09	\$850,000	4,510	\$188	19 x 55	19 x 100	4	4	N
Harlem	Convent Avenue	7/30/09	\$752,306	2,436	\$309	20 x 40	20 x 48	4	2	N
	St Nicholas Place	8/19/09	\$1,400,000	8,259	\$170	43 x 68	62 x 100	4	1	N
	West 119th Street	12/4/09	\$1,098,300	1,614	\$680	14 x 47	14 x 58	4	2	N
	West 126th Street	10/7/09	\$843,200	2,472	\$341	18 x 46	18 x 100	4	3	N
	West 127th Street	9/9/09	\$890,000	3,888	\$229	18 x 54	18 x 100	4	3	N
	West 127th Street	8/17/09	\$831,792	2,937	\$283	18 x 56	18 x 100	4	3	N
	West 131st Street	10/30/09	\$845,000	3,335	\$253	17 x 50	17 x 100	4	2	N
	West 132nd Street	7/8/09	\$1,050,000	2,208	\$476	16 x 48	16 x 100	4	3	N
	West 133rd Street	7/10/09	\$1,060,000	5,000	\$212	25 x 86	25 x 100	2	4	N
	West 136th Street	12/16/09	\$1,100,000	2,856	\$385	17 x 56	17 x 100	4	3	N
	West 138th Street	7/20/09	\$1,692,500	3,729	\$454	21 x 58	21 x 100	4	2	N
	West 139th Street	12/17/09	\$1,850,000	3,660	\$505	17 x 51	17 x 100	4	2	N
	West 142nd Street	10/5/09	\$960,000	2,088	\$460	14 x 48	14 x 100	4	4	N
	West 152nd Street	12/18/09	\$1,200,000	3,744	\$321	16 x 52	16 x 75	4	2	N
Manhattan Valley	West 105th Street	11/6/09	\$3,050,000	3,232	\$944	17 x 40	17 x 101	4	4	N
Mount Morris Park	West 122nd Street	12/16/09	\$1,375,000	4,180	\$329	19 x 53	19 x 101	4	2	N
	West 123rd Street	7/21/09	\$1,850,000	4,815	\$384	19 x 53	19 x 101	4	2	N
Washington Heights	West 165th Street	8/25/09	\$390,000	2,702	\$144	22 x 37	25 x 73	3	2	N

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PARK AVENUE

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

EDWARD LEE CAVE DIVISION

790 Madison Avenue
Caroline Guthrie
President, Edward Lee Cave Division

UPPER EAST SIDE

1121 Madison Avenue
Peter Marra
Executive Vice President, Managing Director of Sales

WEST SIDE

1926 Broadway
Jim Gricar
Executive Vice President, Managing Director of Sales

DOWNTOWN

2 Fifth Avenue
43 North Moore at Hudson Street
Kevin Kovesci
Executive Vice President, Managing Director of Sales

BROOKLYN HEIGHTS

129 Montague Street
Christopher Thomas
Executive Vice President, Managing Director of Sales

PARK SLOPE

100 Seventh Avenue
MaryAnn Albano
Executive Vice President, Managing Director of Sales

NEW DEVELOPMENT

445 Park Avenue
Shlomi Reuveni
Executive Vice President, Senior Managing Director
Brown Harris Stevens SELECT New Development Marketing

NEW YORK CITY

PALM BEACH

THE HAMPTONS

THE NORTH FORK