



# BROWN HARRIS STEVENS

Established 1873

Manhattan Townhouse Market Report

Second Half 2010

# 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 77th Street	8/30/10	\$8,000,000	5,964	\$1,341	17 x 56	17 x 102	4	1	Y
	East 93rd Street	9/15/10	\$9,665,000	6,254	\$1,545	22 x 56	22 x 101	5	1	N
	East 94th Street	10/12/10	\$18,500,000	8,750	\$2,114	25 x 60	25 x 101	5	1	Y
Between Madison Ave. & Park Ave.	East 73rd Street	8/6/10	\$8,900,000	5,737	\$1,551	17 x 60	17 x 102	5	1	Y
	East 74th Street	10/8/10	\$13,650,000	6,216	\$2,196	20 x 50	20 x 102	5	1	Y
	East 80th Street	10/8/10	\$9,425,000	7,646	\$1,233	23 x 65	23 x 102	5	1	Y
	East 92nd Street	10/1/10	\$10,550,000	5,559	\$1,898	17 x 54	17 x 101	5	1	Y
Between Park Ave. & Lexington Ave.	East 61st Street	8/26/10	\$12,100,000	8,550	\$1,415	20 x 75	20 x 100	5	1	Y
	East 69th Street	9/7/10	\$13,150,000	8,000	\$1,644	20 x 57	20 x 100	5	1	Y
	East 70th Street	11/23/10	\$12,850,000	8,000	\$1,606	20 x 55	20 x 100	5	1	Y
	East 71st Street	9/14/10	\$6,100,000	6,236	\$978	17 x 55	17 x 102	4	2	Y
	East 71st Street	12/29/10	\$7,250,000	4,200	\$1,726	15 x 56	15 x 83	5	1	N
	East 92nd Street	12/17/10	\$3,200,000	1,992	\$1,606	12 x 31	12 x 101	4	2	N
	East 94th Street	7/15/10	\$4,500,000	3,072	\$1,465	17 x 48	17 x 101	4	1	N
	East 95th Street	9/28/10	\$4,800,000	3,000	\$1,600	16 x 50	16 x 81	4	2	N
	East 95th Street	11/16/10	\$3,525,000	3,536	\$997	17 x 52	17 x 101	4	1	N
Between Lexington Ave. & Third Ave.	East 64th Street	7/7/10	\$5,370,000	3,284	\$1,635	16 x 50	16 x 100	4	1	N
Between Third Ave. & Second Ave.	East 61st Street	12/30/10	\$3,750,000	4,285	\$875	17 x 48	17 x 100	4	4	N
	East 61st Street	7/8/10	\$6,500,000	4,420	\$1,471	17 x 50	17 x 100	5	1	N
	East 61st Street	8/13/10	\$5,500,000	4,335	\$1,269	18 x 51	18 x 100	4	3	N
	East 62nd Street	12/29/10	\$3,850,000	2,700	\$1,426	16 x 45	16 x 100	5	1	N
	East 71st Street	11/30/10	\$6,354,400	3,000	\$2,118	15 x 50	15 x 102	4	1	N
	East 71st Street	8/19/10	\$6,000,000	3,600	\$1,667	18 x 52	18 x 102	4	2	N
	East 72nd Street	10/4/10	\$5,800,000	3,676	\$1,578	18 x 52	18 x 102	4	1	N
	East 82nd Street	10/28/10	\$3,633,333	3,312	\$1,097	18 x 46	18 x 82	4	1	N
Between York Ave. & East End Ave.	East 87th Street	10/4/10	\$3,475,000	3,168	\$1,097	18 x 44	18 x 63	4	2	N
	East 89th Street	9/29/10	\$3,750,000	2,430	\$1,543	19 x 48	19 x 101	3	1	N
Between Second Ave. & First Ave.	Fifth Avenue	7/21/10	\$44,000,000	19,500	\$2,256	27 x 53	27 x 100	7	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*

	Street/Avenue*	Date Sold	Price	SqFt **	Price PSF	Building Dimensions	Lot Dimensions	Floors**	Units**	Elevator
Between Central Park West & Columbus Ave.	West 75th Street	7/15/10	\$18,850,000	6,623	\$2,846	21 x 57	21 x 102	5	1	Y
	West 95th Street	9/8/10	\$3,000,000	3,200	\$938	16 x 50	16 x 101	4	1	N
	West 95th Street	9/15/10	\$5,750,000	4,752	\$1,210	18 x 70	18 x 101	4	1	N
Between Columbus Ave. & Amsterdam Ave.	West 82nd Street	8/16/10	\$3,200,000	3,640	\$879	17 x 50	17 x 95	4	2	N
	West 87th Street	11/23/10	\$4,500,000	3,560	\$1,264	14 x 54	14 x 101	4	1	N
	West 88th Street	9/16/10	\$3,775,000	3,984	\$948	18 x 55	18 x 101	4	3	N
Between Broadway & West End Ave.	West 91st Street	11/1/10	\$3,731,250	5,705	\$654	18 x 99	18 x 101	4	4	N
Between West End Ave. & Riverside Blvd.	West 71st Street	12/20/10	\$6,000,000	3,956	\$1,517	17 x 52	17 x 100	4	1	N
Between West End Ave. & Riverside Dr.	West 78th Street	11/1/10	\$3,855,000	3,816	\$1,010	16 x 50	16 x 69	4	1	N
	West 78th Street	10/19/10	\$6,200,000	6,795	\$912	18 x 70	18 x 102	5	1	N
	West 102nd Street	11/3/10	\$6,150,000	4,008	\$1,534	20 x 56	20 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 Lexington Ave. & Third Ave.	East 36th Street	10/28/10	\$3,130,000	2,427	\$1,290	20 x 41	20 x 41	3	1	N
Between Third Ave. & Second Ave.	East 48th Street	7/9/10	\$5,250,000	4,800	\$1,094	20 x 58	20 x 100	4	2	N
Between Second Ave. & First Ave.	East 51st Street	12/15/10	\$3,475,000	3,420	\$1,016	19 x 60	19 x 100	3	1	N
Between Ninth Ave. & Tenth Ave.	West 44th Street	8/3/10	\$3,850,000	5,200	\$740	20 x 46	20 x 100	4	2	N

# DOWNTOWN

South of 34th Street

	Street/Avenue*	Date Sold	Price	SqFt**	Price PSF	Building Dimensions	Lot Dimensions	Floors**	Units**	Elevator
Chelsea	West 21st Street	12/14/10	\$3,900,000	2,041	\$1,911	16 x 35	17 x 35	4	1	N
	West 24th Street	12/22/10	\$5,250,000	3,735	\$1,406	17 x 50	17 x 99	4	1	N
East Village	East 10th Street	7/28/10	\$5,000,000	3,780	\$1,323	18 x 48	18 x 57	6	2	N
	East 10th Street	12/23/10	\$3,100,000	2,700	\$1,148	18 x 25	18 x 35	6	1	N
	East 4th Street	12/15/10	\$3,400,000	6,463	\$526	23 x 94	23 x 192	3	3	N
Gramercy	East 19th Street	10/14/10	\$9,950,000	5,820	\$1,710	24 x 50	24 x 92	4	1	Y
	Lexington Avenue	7/15/10	\$3,050,000	6,864	\$444	22 x 52	22 x 80	5	4	Y
	Lexington Avenue	9/8/10	\$3,850,000	11,520	\$334	15 x 55	15 x 100	5	1	N
	Third Avenue	9/28/10	\$2,700,000	3,418	\$790	22 x 42	22 x 75	3	2	N
Greenwich Village	West 10th Street	12/30/10	\$20,000,000	6,136	\$3,259	24 x 88	24 x 92	3	1	Y
	West 9th Street	8/12/10	\$3,500,000	4,060	\$862	17 x 60	17 x 94	4	4	N
	West 9th Street	12/14/10	\$12,000,000	6,065	\$1,979	25 x 48	25 x 94	4	1	Y
Little Italy	Centre Market Place	9/30/10	\$11,999,900	5,700	\$2,105	25 x 54	25 x 54	5	1	N
Lower East Side	Hester Street	7/28/10	\$1,875,000	3,461	\$542	22 x 77	22 x 77	2	2	N
Murray Hill/Kips Bay	East 31st Street	7/8/10	\$2,995,000	3,200	\$936	20 x 40	20 x 99	4	3	N
	East 36th Street	11/16/10	\$4,000,000	4,128	\$969	16 x 60	16 x 99	5	1	N
	East 38th Street	11/16/10	\$3,300,000	4,300	\$767	22 x 50	22 x 131	3	1	Y
SoHo	King Street	12/20/10	\$4,250,000	4,136	\$1,028	25 x 40	25 x 100	4	1	N
TriBeCa	West Broadway	7/1/10	\$24,065,000	5,220	\$4,610	62 x 59	63 x 66	2	1	Y
West Village	Barrow Street	12/3/10	\$12,750,000	4,925	\$2,589	25 x 44	25 x 100	4	1	Y
	Barrow Street	12/7/10	\$4,975,000	2,592	\$1,919	18 x 36	18 x 50	4	1	N
	Bedford Street	10/27/10	\$9,600,000	3,140	\$3,057	25 x 40	25 x 68	4	1	N
	Bleecker Street	10/18/10	\$6,000,000	3,570	\$1,681	21 x 35	21 x 50	4	2	N
	Commerce Street	8/17/10	\$2,475,000	2,584	\$958	20 x 35	20 x 39	4	3	N
	Greenwich Avenue	12/17/10	\$2,725,000	2,788	\$977	20 x 45	20 x 72	4	3	N
	Jane Street	10/26/10	\$9,400,000	3,338	\$2,816	22 x 50	22 x 50	4	3	N
	Leroy Street	7/14/10	\$3,900,000	2,306	\$1,691	22 x 37	22 x 80	3	4	N
	Morton Street	12/3/10	\$3,125,000	1,977	\$1,581	21 x 36	21 x 36	3	2	N
	Perry Street	7/23/10	\$5,750,000	3,760	\$1,529	21 x 44	21 x 95	4	1	N
	West 10th Street	10/6/10	\$7,640,000	3,825	\$2,301	26 x 51	26 x 51	4	1	N
	West 11th Street	11/12/10	\$7,250,000	4,749	\$1,527	25 x 42	25 x 102	5	2	Y
	West 12th Street	12/27/10	\$3,400,000	1,803	\$1,886	19 x 30	19 x 34	4	2	N
	West 12th Street	9/15/10	\$6,800,000	3,112	\$2,185	21 x 44	21 x 85	4	3	N

# 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	12/8/10	\$900,000	3,528	\$255	17 x 45	17 x 101	4	1	N
	East 116th Street	12/21/10	\$750,000	4,178	\$180	17 x 45	17 x 101	4	4	N
	East 127th Street	12/23/10	\$1,175,000	4,380	\$268	17 x 48	17 x 100	4	3	N
Hamilton Heights/Sugar Hill	Convent Avenue	12/21/10	\$1,450,000	3,328	\$436	16 x 52	16 x 75	4	2	N
	West 141st Street	11/18/10	\$1,100,000	3,440	\$320	20 x 45	20 x 58	3	1	N
	West 144th Street	10/1/10	\$2,000,000	5,895	\$339	21 x 55	21 x 100	4	1	N
	West 146th Street	9/27/10	\$526,050	4,510	\$117	19 x 63	19 x 100	4	1	N
	West 148th Street	12/30/10	\$1,120,000	4,760	\$235	20 x 55	20 x 100	4	1	N
	West 152nd Street	8/19/10	\$743,222	3,244	\$229	17 x 50	17 x 100	3	2	N
Harlem	Fifth Avenue	12/23/10	\$2,075,000	4,960	\$418	20 x 65	20 x 100	5	3	N
	Hamilton Place	11/10/10	\$957,155	8,324	\$115	16 x 46	16 x 61	4	2	N
	West 113th Street	7/16/10	\$950,000	2,700	\$352	18 x 50	18 x 101	4	3	N
	West 118th Street	11/23/10	\$1,180,000	3,808	\$310	17 x 56	17 x 101	4	2	N
	West 119th Street	9/14/10	\$1,750,000	3,536	\$495	17 x 55	17 x 101	4	2	N
	West 119th Street	8/27/10	\$960,234	3,969	\$242	18 x 54	18 x 101	4	3	N
	West 120th Street	8/13/10	\$1,975,000	3,000	\$658	20 x 56	20 x 101	4	2	N
	West 120th Street	11/5/10	\$1,525,000	3,380	\$451	17 x 51	17 x 101	4	2	N
	West 123rd Street	11/19/10	\$595,000	2,652	\$224	18 x 52	18 x 101	4	3	N
	West 127th Street	7/22/10	\$1,139,000	2,499	\$456	17 x 45	17 x 100	4	4	N
	West 137th Street	12/18/10	\$335,000	3,057	\$110	18 x 60	18 x 100	4	4	N
	West 137th Street	8/17/10	\$2,000,000	4,000	\$500	19 x 60	19 x 100	4	2	N
	West 139th Street	8/6/10	\$930,000	4,163	\$223	19 x 51	19 x 100	4	2	N
	West 139th Street	7/29/10	\$1,726,250	4,480	\$385	20 x 56	20 x 100	4	2	N
Inwood	West 227th Street	10/28/10	\$436,527	2,978	\$147	24 x 50	24 x 100	3	2	N
Mount Morris Park	Lenox Avenue	12/8/10	\$825,000	3,882	\$213	20 x 45	20 x 80	5	3	N

# BROWN HARRIS STEVENS

## **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  
James M. 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  
James M. Gricar  
Managing Director, On-Site Marketing and Sales

## **NEW YORK CITY**

**PALM BEACH**  
**THE HAMPTONS**  
**THE NORTH FORK**

Cover Property: WEB# 1103067

Prepared by Gregory Heym, Chief Economist, Brown Harris Stevens

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