

BROWN HARRIS STEVENS

Established 1873

Manhattan Townhouse Market Report

Second Half 2011



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 64th Street	7/15/11	\$23,000,000	9,384	\$2,451	25 x 66	25 x 100	5	1	Y
	East 69th Street	7/6/11	\$48,000,000	12,111	\$3,963	33 x 75	33 x 100	5	1	Y
	East 75th Street	8/15/11	\$36,500,000	21,700	\$1,682	50 x 90	50 x 102	4	1	Y
	East 77th Street	12/22/11	\$14,500,000	5,062	\$2,864	17 x 62	17 x 102	5	2	N
	East 94th Street	7/21/11	\$10,500,000	6,832	\$1,537	20 x 60	20 x 101	5	2	Y
Between Madison Ave. & Park Ave.	East 64th Street	12/7/11	\$20,000,000	12,551	\$1,593	25 x 87	20 x 101	5	1	Y
Between Park Ave. & Lexington Avenue	East 61st Street	8/31/11	\$8,300,000	5,700	\$1,456	19 x 50	19 x 100	6	1	Y
	East 78th Street	11/3/11	\$7,400,000	4,176	\$1,772	19 x 50	19 x 102	4	1	N
Between Lexington Ave. & Third Ave.	East 63rd Street	8/16/11	\$9,140,625	4,725	\$1,935	16 x 65	16 x 100	4	1	Y
	East 66th Street	8/18/11	\$4,860,000	3,629	\$1,339	18 x 45	18 x 100	5	1	N
	East 71st Street	12/8/11	\$6,700,000	7,600	\$882	20 x 65	20 x 102	5	2	N
	East 78th Street	11/15/11	\$7,000,000	3,456	\$2,025	19 x 48	19 x 102	4	1	N
	East 92nd Street	7/21/11	\$15,400,000	6,775	\$2,273	25 x 95	25 x 101	4	1	Y
	East 94th Street	7/12/11	\$1,800,000	3,325	\$541	37 x 25	37 x 25	3	4	N
Between Third Ave. & Second Ave.	East 60th Street	9/21/11	\$3,650,000	4,000	\$913	13 x 58	13 x 100	5	2	N
	East 61st Street	10/4/11	\$7,950,000	5,720	\$1,390	20 x 50	20 x 100	5	2	N
	East 62nd Street	8/10/11	\$9,500,000	5,218	\$1,821	19 x 60	19 x 100	5	1	N
Between Second Ave. & First Ave.	East 69th Street	11/22/11	\$3,425,000	2,880	\$1,189	17 x 40	17 x 77	4	2	N
	East 84th Street	10/12/11	\$3,950,000	3,200	\$1,234	20 x 40	20 x 102	4	2	N
Between First Ave. & York Ave.	East 87th Street	9/15/11	\$4,100,000	3,840	\$1,068	20 x 48	20 x 101	4	1	N
Between 86th & 87th St.	East End Avenue	11/30/11	\$3,550,000	3,507	\$1,012	31 x 34	31 x 46	5	1	N
Between 89th & 90th St.	Lexington Avenue	12/9/11	\$3,550,000	3,072	\$1,156	16 x 48	16 x 61	4	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.

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 69th Street	11/30/11	\$11,500,000	6,282	\$1,831	20 x 58	20 x 100	5	2	N
	West 83rd Street	10/24/11	\$2,000,000	3,200	\$625	16 x 50	16 x 102	4	4	N
	West 84th Street	9/6/11	\$12,200,000	5,476	\$2,228	19 x 64	19 x 102	5	1	Y
	West 87th Street	9/15/11	\$6,350,000	6,738	\$942	21 x 73	21 x 101	5	1	N
	West 88th Street	9/1/11	\$5,350,000	6,074	\$881	20 x 55	20 x 101	5	1	N
Between Columbus Ave. & Broadway	West 69th Street	8/2/11	\$5,100,000	3,648	\$1,398	17 x 57	17 x 100	4	3	N
Between Columbus Ave. & Amsterdam Ave.	West 87th Street	7/29/11	\$4,250,000	3,300	\$1,288	15 x 54	15 x 101	4	2	N
	West 95th Street	12/19/11	\$4,000,000	3,000	\$1,333	15 x 50	15 x 101	4	1	N
Between Broadway & West End Ave.	West 101st Street	7/27/11	\$4,050,000	4,235	\$956	17 x 54	17 x 105	4	2	N
Between West End Ave. & Riverside Dr.	West 80th Street	12/21/11	\$4,633,037	4,813	\$963	18 x 50	18 x 102	5	2	N
Between 84th & 85th St.	Central Park West	12/20/11	\$22,375,000	6,252	\$3,579	22 x 72	22 x 100	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 Second Ave. & First Ave.	East 51st Street	8/8/11	\$4,600,000	5,031	\$914	19 x 42	19 x 100	4	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 19th Street	11/8/11	\$4,800,000	3,168	\$1,515	22 x 36	22 x 64	4	3	N
	West 20th Street	8/29/11	\$3,850,000	3,264	\$1,180	16 x 48	16 x 92	4	1	N
	West 22nd Street	9/8/11	\$3,850,000	2,800	\$1,375	17 x 40	17 x 49	4	3	N
	West 22nd Street	11/21/11	\$4,575,000	2,448	\$1,869	15 x 56	15 x 79	3	2	N
Gramercy Park	East 18th Street	12/7/11	\$4,775,000	4,200	\$1,137	15 x 57	15 x 79	4	1	N
	Irving Place	11/15/11	\$9,625,000	7,429	\$1,296	23 x 85	23 x 86	5	3	N
Greenwich Village	East 11th Street	7/13/11	\$7,651,000	4,299	\$1,780	21 x 50	21 x 95	5	4	N
	Macdougall Street	8/9/11	\$8,400,000	3,860	\$2,176	20 x 42	20 x 100	4	1	N
	Third Avenue	12/2/11	\$5,600,000	6,022	\$930	24 x 44	24 x 78	4	3	N
	West 12th Street	10/21/11	\$5,200,000	2,184	\$2,381	14 x 50	14 x 73	4	1	N
Lower East Side	Grand Street	7/6/11	\$1,360,000	1,836	\$741	30 x 25	30 x 64	3	2	N
Murray Hill/Kips Bay	East 31st Street	8/12/11	\$2,970,000	3,332	\$891	17 x 49	17 x 99	4	2	N
	East 31st Street	12/13/11	\$5,250,000	6,339	\$828	19 x 49	19 x 99	4	2	N
	East 35th Street	9/27/11	\$4,600,000	4,680	\$983	26 x 90	26 x 99	2	2	N
SoHo	Charlton Street	9/16/11	\$8,600,000	4,140	\$2,077	23 x 42	23 x 100	4	2	N
	King Street	7/21/11	\$5,337,500	3,636	\$1,468	21 x 40	21 x 100	4	2	N
	Spring Street	9/19/11	\$5,500,000	3,678	\$1,495	20 x 58	20 x 75	3	3	N
	Wooster Street	11/21/11	\$3,575,000	3,096	\$1,155	18 x 36	18 x 75	4	1	N
TriBeCa	West Broadway	9/9/11	\$6,490,000	6,435	\$1,009	25 x 60	25 x 65	4	1	Y
West Village	Bank Street	10/14/11	\$7,050,000	2,420	\$2,913	22 x 30	22 x 75	4	1	N
	Bedford Street	7/8/11	\$2,550,000	3,200	\$797	20 x 40	20 x 80	4	1	N
	Bleecker Street	9/8/11	\$5,300,000	2,944	\$1,800	19 x 40	19 x 53	4	1	N
	Bleecker Street	12/14/11	\$3,950,000	5,195	\$760	21 x 41	21 x 100	4	3	Y
	Christopher Street	7/20/11	\$3,658,000	2,800	\$1,306	18 x 33	18 x 58	5	3	N
	Greenwich mews	11/18/11	\$4,800,000	3,084	\$1,556	41 x 21	41 x 22	3	1	N
	Greenwich Street	9/8/11	\$3,800,000	2,794	\$1,360	20 x 29	20 x 29	4	1	N
	Greenwich Street	12/2/11	\$3,875,000	2,844	\$1,363	30 x 24	30 x 24	3	1	N
	Jones Street	9/14/11	\$6,041,000	2,055	\$2,940	21 x 54	42 x 54	4	2	N
	Perry Street	11/1/11	\$9,011,000	3,938	\$2,288	20 x 48	20 x 95	4	3	N
	West 11th Street	9/13/11	\$3,925,000	4,400	\$892	22 x 50	22 x 100	4	4	N
	West 11th Street	10/28/11	\$4,437,500	4,256	\$1,043	19 x 44	19 x 100	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
Hamilton Heights/ Sugar Hill	Convent Avenue	7/8/11	\$1,971,830	3,596	\$548	20 x 55	20 x 100	4	1	N
	Convent Avenue	10/4/11	\$2,300,000	3,524	\$653	20 x 55	20 x 100	4	1	N
	Hamilton Terrace	12/29/11	\$1,100,000	3,756	\$293	18 x 52	18 x 100	3	1	N
	West 141st Street	7/21/11	\$1,480,000	7,395	\$200	17 x 87	17 x 100	4	2	N
	West 147th Street	9/30/11	\$970,000	2,860	\$339	13 x 55	13 x 100	4	2	N
	West 148th Street	9/28/11	\$915,000	2,752	\$332	12 x 60	12 x 100	3	1	N
Harlem	West 112th Street	10/28/11	\$780,000	2,550	\$306	17 x 50	17 x 101	3	4	N
	West 113th Street	11/11/11	\$1,900,000	4,640	\$409	25 x 50	25 x 50	4	4	N
	West 120th Street	8/29/11	\$2,500,000	3,660	\$683	18 x 60	18 x 101	4	1	N
	West 120th Street	12/8/11	\$800,000	3,471	\$230	19 x 68	19 x 101	3	3	N
	West 121st Street	7/18/11	\$950,000	3,392	\$280	16 x 53	16 x 101	4	3	N
	West 122nd Street	9/30/11	\$2,850,000	3,168	\$900	19 x 56	19 x 101	4	1	N
	West 127th Street	8/3/11	\$800,000	2,475	\$323	19 x 52	19 x 100	3	4	N
	West 130th Street	11/10/11	\$1,250,000	3,530	\$354	17 x 55	17 x 100	4	3	N
	West 131st Street	12/29/11	\$877,700	3,456	\$254	17 x 50	17 x 100	3	3	N
	West 132nd Street	10/3/11	\$850,000	2,280	\$373	15 x 50	15 x 100	3	1	N
	West 132nd Street	11/18/11	\$840,959	3,224	\$261	16 x 50	17 x 100	3	3	N
	West 136th Street	8/9/11	\$925,000	2,550	\$363	17 x 49	17 x 100	3	1	N
	West 136th Street	10/21/11	\$800,000	3,400	\$235	17 x 50	17 x 100	3	2	N
	West 136th Street	12/16/11	\$950,000	2,625	\$362	18 x 49	18 x 100	3	1	N
	West 138th Street	8/1/11	\$1,295,000	3,100	\$418	15 x 55	15 x 100	4	2	N
	West 138th Street	10/6/11	\$1,150,000	2,682	\$429	17 x 56	17 x 100	3	4	N
	West 150th Street	7/26/11	\$1,495,000	4,166	\$359	15 x 53	15 x 100	4	1	N
	West 152nd Street	7/21/11	\$490,000	6,290	\$78	17 x 90	17 x 100	3	2	N
Washington Heights	West 161st Street	8/12/11	\$400,000	3,200	\$125	16 x 50	16 x 100	3	1	N

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BROWN HARRIS STEVENS

EAST SIDE

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Hall F. Willkie, President
Ruth McCoy, EVP
Managing Director of Sales

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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
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Managing Director of Sales

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MaryAnn Albano, EVP
Managing Director of Sales

NEW YORK CITY

THE HAMPTONS

PALM BEACH

Cover Property: WEB# 1278520

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