

BROWN HARRIS STEVENS

Established 1873

Manhattan Townhouse Market Report

Second Half 2012



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 69th Street	8/31/12	\$16,000,000	8,793	\$1,820	21 x 57	21 x 100	6	1	Y
	East 73rd Street	8/15/12	\$21,000,000	6,900	\$3,043	21 x 60	21 x 80	6	1	Y
	East 80th Street	12/18/12	\$24,750,000	8,800	\$2,813	21 x 60	21 x 102	5	1	Y
	East 94th Street	12/19/12	\$24,912,140	7,506	\$3,319	25 x 74	25 x 101	5	1	Y
	East 94th Street	12/20/12	\$24,000,000	5,480	\$4,380	20 x 55	20 x 101	5	1	N
Between Madison Ave. & Park Ave.	East 66th Street	12/26/12	\$8,600,000	5,698	\$1,509	20 x 62	20 x 100	5	4	N
	East 78th Street	10/19/12	\$13,750,000	5,159	\$2,665	19 x 54	19 x 102	5	1	Y
	East 91st Street	12/17/12	\$9,675,000	5,560	\$1,740	20 x 54	20 x 101	5	2	N
Between Park Ave. & Lexington Ave.	East 70th Street	11/13/12	\$22,398,750	6,480	\$3,457	20 x 50	20 x 100	6	1	Y
	East 70th Street	12/7/12	\$21,450,000	8,000	\$2,681	20 x 82	20 x 100	5	1	Y
	East 71st Street	11/6/12	\$8,500,000	5,600	\$1,518	20 x 50	20 x 102	5	3	Y
	East 73rd Street	8/28/12	\$8,300,000	5,250	\$1,581	16 x 60	16 x 102	5	1	N
	East 73rd Street	8/28/12	\$8,300,000	5,780	\$1,436	17 x 74	17 x 102	5	1	N
	East 73rd Street	12/21/12	\$14,000,000	8,555	\$1,636	21 x 86	21 x 102	5	2	Y
	East 78th Street	12/5/12	\$8,250,000	3,510	\$2,350	18 x 40	18 x 102	5	2	N
	East 78th Street	12/19/12	\$7,910,000	5,436	\$1,455	18 x 60	18 x 102	4	1	N
	East 81st Street	12/27/12	\$9,700,000	4,180	\$2,321	20 x 50	20 x 102	4	2	N
	East 83rd Street	12/21/12	\$14,900,000	5,072	\$2,938	25 x 92	25 x 102	3	1	N
	East 94th Street	11/15/12	\$4,500,000	3,072	\$1,465	17 x 48	17 x 101	4	1	N
Between Lexington Ave. & Third Ave.	East 62nd Street	12/17/12	\$16,500,000	6,493	\$2,541	25 x 50	25 x 102	6	1	Y
	East 78th Street	9/20/12	\$6,100,000	2,640	\$2,311	12 x 55	12 x 102	4	2	N
	East 78th Street	9/25/12	\$6,618,000	3,528	\$1,876	19 x 49	19 x 102	4	2	N
	East 78th Street	10/25/12	\$6,100,000	2,928	\$2,083	12 x 55	12 x 102	4	1	N
	East 80th Street	7/27/12	\$5,625,000	3,488	\$1,613	17 x 50	17 x 100	4	1	N
	East 94th Street	11/9/12	\$1,850,000	1,650	\$1,121	37 x 25	37 x 25	2	3	N
Between Third Ave. & Second Ave.	East 68th Street	8/30/12	\$6,500,000	5,440	\$1,195	17 x 80	17 x 100	4	1	Y
	East 78th Street	12/21/12	\$6,082,657	5,399	\$1,127	19 x 50	19 x 102	5	1	Y
	East 82nd Street	10/3/12	\$4,225,000	3,312	\$1,276	18 x 46	18 x 82	4	3	N
Between Second Ave. & First Ave.	East 69th Street	10/25/12	\$3,050,000	2,160	\$1,412	17 x 40	17 x 77	3	1	N
	East 81st Street	8/15/12	\$3,200,000	2,820	\$1,135	15 x 45	15 x 102	4	1	N
Between York Ave. & East End Ave.	East 87th Street	7/18/12	\$5,700,000	3,168	\$1,799	18 x 44	18 x 60	4	1	N
Between 80th & 81st St.	Third Avenue	7/23/12	\$3,500,000	3,288	\$1,064	16 x 48	16 x 67	4	4	N
Between 86th & 87th St.	East End Avenue	12/13/12	\$2,868,000	2,520	\$1,138	18 x 35	18 x 46	4	1	N
Between 86th & 87th St.	Henderson Place	12/19/12	\$3,430,000	2,448	\$1,401	18 x 36	18 x 46	5	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 Central Park West & Columbus Ave.	West 84th Street	7/12/12	\$10,700,000	5,954	\$1,797	18 x 66	18 x 102	5	1	Y
	West 85th Street	7/2/12	\$4,287,500	5,558	\$771	17 x 55	17 x 102	5	3	N
	West 87th Street	12/6/12	\$5,100,000	6,270	\$813	20 x 75	20 x 101	5	4	N
Between Columbus Ave. & Broadway	West 69th Street	7/24/12	\$5,100,000	3,648	\$1,398	16 x 57	16 x 100	4	1	N
	West 71st Street	8/2/12	\$8,000,000	5,709	\$1,401	19 x 56	19 x 102	5	1	N
	West 81st Street	7/18/12	\$5,400,000	3,888	\$1,389	19 x 50	19 x 102	4	1	N
	West 81st Street	8/22/12	\$5,200,000	5,184	\$1,003	19 x 84	19 x 102	5	1	N
	West 81st Street	12/21/12	\$7,650,000	6,593	\$1,160	19 x 64	19 x 102	5	2	Y
	West 88th Street	7/10/12	\$4,150,000	4,134	\$1,004	18 x 52	18 x 101	4	2	N
	West 88th Street	12/3/12	\$3,900,000	3,400	\$1,147	17 x 50	17 x 101	4	1	N
	West 88th Street	12/18/12	\$6,625,000	3,926	\$1,687	18 x 55	18 x 101	4	1	N
	West 92nd Street	8/10/12	\$5,325,000	4,024	\$1,323	18 x 52	18 x 101	4	2	N
Between Broadway & West End Ave.	West 74th Street	8/29/12	\$8,800,000	5,350	\$1,645	21 x 68	21 x 102	4	1	Y
Between West End Ave. & Riverside Dr.	West 87th Street	12/21/12	\$6,700,000	5,016	\$1,336	19 x 52	19 x 101	4	2	Y
	West 90th Street	12/14/12	\$3,500,000	4,060	\$862	20 x 50	20 x 101	4	1	N
	West 104th Street	12/17/12	\$7,495,000	7,330	\$1,023	20 x 55	20 x 101	4	1	Y
Between 82nd & 83rd St.	Riverside Drive	7/31/12	\$11,500,000	5,375	\$2,140	26 x 54	26 x 67	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.	East 48th Street	9/6/12	\$5,200,000	3,840	\$1,354	20 x 48	20 x 100	4	1	Y
Between Second Ave. & First Ave.	East 50th Street	7/16/12	\$3,500,000	3,168	\$1,105	18 x 46	18 x 80	4	1	N
Between 58th & 59th St.	Riverview Terrace	7/25/12	\$10,000,000	4,274	\$2,340	17 x 40	17 x 75	3	1	Y
Between Eighth Ave. & Ninth Ave.	West 47th Street	10/18/12	\$3,400,000	5,272	\$645	25 x 60	25 x 100	4	4	N
	West 51st Street	8/7/12	\$2,600,000	3,785	\$687	20 x 49	20 x 100	4	3	N
Between Ninth Ave. & Tenth Ave.	West 46th Street	11/5/12	\$2,300,000	2,744	\$838	19 x 54	19 x 75	4	2	N
	West 47th Street	12/18/12	\$2,650,000	5,000	\$530	25 x 68	25 x 80	4	3	N
	West 51st Street	8/27/12	\$2,950,000	5,492	\$537	19 x 92	19 x 100	4	1	N
	West 51st Street	12/18/12	\$3,000,000	3,600	\$833	19 x 50	19 x 100	4	3	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.

DOWNTOWN

South of 34th Street

	Street/Avenue*	Date Sold	Price	SqFt**	Price PSF	Building Dimensions	Lot Dimensions	Floors**	Units**	Elevator
Chelsea	West 20th Street	7/5/12	\$4,000,000	1,995	\$2,005	25 x 80	25 x 80	1	1	N
	West 22nd Street	8/23/12	\$4,600,000	3,376	\$1,363	16 x 52	16 x 99	4	4	N
	West 22nd Street	12/28/12	\$4,650,000	4,150	\$1,120	16 x 50	16 x 99	4	4	N
	West 25th Street	7/26/12	\$2,700,000	3,168	\$852	18 x 44	18 x 99	4	3	N
East Village	East 10th Street	8/2/12	\$6,250,000	3,225	\$1,938	14 x 60	14 x 95	5	1	N
Gramercy Park	East 17th Street	12/26/12	\$3,712,500	4,590	\$809	17 x 54	17 x 104	4	1	N
	East 18th Street	12/31/12	\$7,046,750	2,960	\$2,381	15 x 49	15 x 79	4	1	N
	East 19th Street	7/13/12	\$3,400,000	4,000	\$850	20 x 50	20 x 92	4	3	N
	East 20th Street	7/18/12	\$2,550,000	3,192	\$799	19 x 42	19 x 78	4	2	N
	East 30th Street	7/12/12	\$2,437,500	3,880	\$628	17 x 50	18 x 88	5	3	N
	East 30th Street	7/23/12	\$3,000,000	4,336	\$692	17 x 52	18 x 99	4	2	N
Greenwich Village	Minetta Lane	12/21/12	\$3,750,000	2,650	\$1,415	25 x 50	25 x 50	3	1	N
	West 11th Street	12/4/12	\$11,500,000	3,696	\$3,111	22 x 42	22 x 95	4	1	N
	West 11th Street	12/18/12	\$9,250,000	5,040	\$1,835	21 x 95	21 x 95	4	1	Y
Soho	Charlton Street	12/7/12	\$6,500,000	3,200	\$2,031	20 x 65	20 x 100	4	2	N
	King Street	7/11/12	\$7,000,000	4,353	\$1,608	22 x 60	25 x 100	4	1	N
	King Street	12/17/12	\$5,600,000	4,000	\$1,400	25 x 40	25 x 100	4	3	N
	Macdougall Street	10/1/12	\$4,300,000	4,802	\$895	25 x 60	25 x 100	3	3	N
	Spring Street	11/26/12	\$12,650,000	5,260	\$2,405	20 x 42	20 x 80	4	2	N
	West Houston Street	7/3/12	\$3,450,000	2,380	\$1,450	18 x 35	18 x 65	3	1	N
Tribeca	Franklin Street	10/11/12	\$10,500,000	5,148	\$2,040	27 x 55	27 x 71	3	1	N
West 30's	West 30th Street	12/14/12	\$1,950,000	2,028	\$962	14 x 52	14 x 99	4	1	N
West Village	Bedford Street	7/17/12	\$5,800,000	3,200	\$1,813	20 x 45	20 x 80	4	1	N
	Bethune Street	12/17/12	\$13,000,000	5,280	\$2,462	22 x 80	22 x 80	3	1	N
	Charles Street	11/7/12	\$5,150,000	2,952	\$1,745	18 x 49	18 x 49	4	2	N
	Commerce Street	12/10/12	\$3,300,000	2,676	\$1,233	21 x 25	21 x 40	4	3	N
	Downing Street	11/15/12	\$6,876,000	3,166	\$2,172	16 x 50	16 x 70	4	1	N
	Greenwich Street	9/11/12	\$17,500,000	5,518	\$3,171	21 x 46	21 x 70	5	1	Y
	Horatio Street	12/28/12	\$17,625,000	6,000	\$2,938	23 x 52	23 x 90	5	2	N
	Jane Street	7/2/12	\$6,900,000	4,080	\$1,691	21 x 42	21 x 87	3	3	N
	Jane Street	12/14/12	\$5,750,000	3,192	\$1,801	21 x 35	21 x 47	4	2	N
	Morton Square	7/30/12	\$3,287,500	1,977	\$1,663	21 x 36	21 x 36	3	2	N
	Perry Street	12/20/12	\$8,555,556	2,982	\$2,869	21 x 40	21 x 58	4	2	N
	Washington Place	8/23/12	\$5,750,000	3,529	\$1,629	21 x 42	21 x 75	4	3	N
	Waverly Place	9/19/12	\$11,500,000	5,544	\$2,074	23 x 61	23 x 97	4	1	N
	West 11th Street	7/2/12	\$9,550,000	4,502	\$2,121	22 x 56	22 x 103	4	1	N
	West 11th Street	12/10/12	\$7,225,000	2,812	\$2,569	20 x 37	20 x 38	5	1	N
	West 11th Street	12/19/12	\$4,800,000	3,345	\$1,435	19 x 44	19 x 54	4	3	N
	West 11th Street	12/28/12	\$8,000,000	4,450	\$1,798	22 x 44	22 x 100	4	2	N
	West 12th Street	8/21/12	\$11,000,000	4,128	\$2,665	24 x 43	24 x 80	4	2	N
	West 13th Street	11/30/12	\$5,700,000	3,600	\$1,583	21 x 45	21 x 103	4	3	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.

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 110th Street	8/9/12	\$1,740,000	3,920	\$444	16 x 45	17 x 101	3	2	N
	East 116th Street	12/21/12	\$915,000	3,200	\$286	17 x 48	17 x 101	4	1	N
	East 127th Street	8/28/12	\$610,000	2,741	\$223	19 x 46	19 x 100	4	4	N
	East 127th Street	12/11/12	\$1,450,000	4,124	\$352	20 x 56	20 x 100	3	2	N
	East 128th Street	7/12/12	\$1,445,000	3,376	\$428	20 x 79	20 x 100	4	2	N
	East 129th street	7/2/12	\$1,612,468	2,220	\$726	18 x 30	18 x 50	4	3	N
	East 129th Street	7/13/12	\$992,793	4,590	\$216	19 x 70	19 x 99	3	3	N
	Park Avenue	7/25/12	\$600,000	3,724	\$161	20 x 42	20 x 70	4	4	N
Fort George	Wadsworth Avenue	9/24/12	\$250,000	1,938	\$129	20 x 30	24 x 95	3	3	N
	West 187th Street	8/16/12	\$600,000	1,408	\$426	17 x 32	17 x 95	3	1	N
	West 187th Street	8/23/12	\$185,000	1,582	\$117	17 x 95	17 x 95	1	1	N
Hamilton Heights/ Sugar Hill	Hamilton Place	11/8/12	\$500,000	3,260	\$153	18 x 50	18 x 74	3	2	N
	Hamilton Terrace	8/17/12	\$1,925,000	3,564	\$540	17 x 52	17 x 100	4	1	N
	Jumel Terrace	8/2/12	\$1,620,000	3,728	\$435	18 x 58	18 x 100	3	2	N
	St Nicholas Avenue	11/7/12	\$679,800	5,800	\$117	20 x 75	20 x 118	4	1	N
	Sylvan Terrace	7/11/12	\$730,000	1,425	\$512	20 x 25	20 x 34	2	2	N
	West 142nd Street	12/11/12	\$1,900,000	5,668	\$335	18 x 53	18 x 100	4	2	N
	West 144th Street	10/26/12	\$2,100,000	3,615	\$581	16 x 60	16 x 80	4	2	N
	West 145th Street	8/22/12	\$600,000	3,608	\$166	16 x 77	16 x 100	4	1	N
Harlem	West 153rd Street	7/24/12	\$1,150,000	4,402	\$261	19 x 55	19 x 100	4	3	N
	Adam C Powell Blvd	11/29/12	\$990,000	4,872	\$203	19 x 61	19 x 61	6	2	N
	East 129th Street	7/2/12	\$1,642,588	2,220	\$740	18 x 30	18 x 50	4	3	N
	Edgecombe Avenue	8/23/12	\$1,250,000	3,350	\$373	16 x 50	16 x 100	4	2	N
	Edgecombe Avenue	10/17/12	\$1,050,000	3,744	\$280	18 x 52	18 x 68	3	4	N
	Manhattan Avenue	8/2/12	\$630,000	3,136	\$201	15 x 56	15 x 80	4	1	N
	Manhattan Avenue	9/5/12	\$999,000	2,400	\$416	20 x 40	20 x 50	3	2	N
	St Nicholas Avenue	12/31/12	\$1,790,000	4,320	\$414	18 x 48	18 x 100	4	2	N
	West 111th Street	11/20/12	\$2,240,000	4,335	\$517	15 x 70	15 x 101	5	2	N
	West 112th Street	9/4/12	\$1,700,000	2,496	\$681	16 x 52	17 x 101	4	2	N
	West 115th Street	7/27/12	\$775,000	3,468	\$223	17 x 52	17 x 101	3	1	N
	West 116th Street	7/26/12	\$1,042,555	3,334	\$313	17 x 48	17 x 92	4	4	N
	West 116th Street	9/12/12	\$800,000	3,120	\$256	17 x 45	17 x 101	4	2	N
	West 117th Street	8/28/12	\$1,185,000	2,280	\$520	21 x 43	21 x 101	3	3	N
	West 118th Street	12/17/12	\$1,860,000	3,293	\$565	16 x 49	16 x 101	4	1	N
	West 121st Street	12/19/12	\$1,803,200	4,881	\$369	20 x 55	20 x 101	4	1	N
	West 122nd Street	7/30/12	\$2,660,000	2,877	\$925	16 x 59	16 x 101	4	2	N
	West 126th Street	8/14/12	\$999,995	4,945	\$202	17 x 75	17 x 100	4	2	N
	West 127th Street	10/3/12	\$1,300,000	4,052	\$321	19 x 66	19 x 100	5	4	N
	West 129th Street	11/19/12	\$990,000	3,200	\$309	17 x 50	17 x 100	4	3	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.

NORTHERN MANHATTAN *(con't)*

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
Harlem	West 131st Street	12/3/12	\$2,240,000	4,740	\$473	18 x 48	18 x 100	4	2	N
	West 132nd Street	9/20/12	\$710,000	3,120	\$228	12 x 48	12 x 100	3	2	N
	West 132nd Street	12/7/12	\$1,055,000	3,068	\$344	19 x 41	19 x 100	4	3	N
	West 137th Street	11/12/12	\$1,600,000	8,641	\$185	18 x 80	18 x 100	5	2	N
	West 138th Street	8/16/12	\$750,000	2,724	\$275	17 x 63	17 x 100	3	4	N
	West 141st Street	7/16/12	\$1,525,000	3,300	\$462	12 x 68	12 x 100	4	1	N
	West 142nd Street	12/28/12	\$1,180,000	3,740	\$316	15 x 64	15 x 100	4	3	N
	West 147th Street	12/21/12	\$1,700,000	3,196	\$532	16 x 46	16 x 100	4	2	N
	West 149th Street	11/28/12	\$1,345,000	3,292	\$409	15 x 52	15 x 100	4	3	N
	West 152nd Street	11/29/12	\$1,365,000	3,180	\$429	15 x 54	15 x 100	4	2	N
Inwood	Terrace View Avenue	7/17/12	\$520,000	2,078	\$250	20 x 38	33 x 100	3	1	N
Washington Heights	Audubon Avenue	8/10/12	\$475,000	1,980	\$240	18 x 40	18 x 50	2	1	N
	West 159th Street	8/2/12	\$900,000	2,400	\$375	15 x 40	15 x 100	3	2	N
	West 162nd Street	7/2/12	\$1,195,000	3,090	\$387	24 x 52	24 x 112	4	4	N
	West 162nd Street	7/16/12	\$1,250,000	3,328	\$376	17 x 52	17 x 52	4	1	N
	West 173rd Street	7/9/12	\$700,000	2,817	\$248	18 x 53	18 x 100	3	4	N
	West 175th Street	11/20/12	\$752,000	2,592	\$290	18 x 48	18 x 79	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.

BROWN HARRIS STEVENS

EAST SIDE

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

UPPER EAST SIDE

1121 Madison Avenue
Peter R. Marra, EVP
Managing Director of Sales

EDWARD LEE CAVE DIVISION

790 Madison Avenue
Caroline E. Y. Guthrie
President

WEST SIDE

1926 Broadway
Kevin Kovesci, EVP
Managing Director of Sales

VILLAGE

2 Fifth Avenue
Stephen Klym, EVP
Managing Director of Sales

TRIBECA

43 North Moore
Stephen Klym, EVP
Managing Director of Sales

BROOKLYN HEIGHTS

129 Montague Street
Christopher Thomas, EVP
Managing Director of Sales

PARK SLOPE

100 Seventh Avenue
MaryAnn Albano, EVP
Managing Director of Sales

NEW YORK CITY

THE HAMPTONS

PALM BEACH

Cover Property: WEB# 3607706

Prepared by Gregory Heym, Chief Economist, Brown Harris Stevens

©2013 by Brown Harris Stevens. All Rights Reserved. This information may not be copied, used or distributed without Brown Harris Stevens' consent. While information is believed true, no guaranty is made of accuracy.

