

BROWN HARRIS STEVENS

Established 1873

Manhattan Townhouse Market Report

Second Half 2013



EAST SIDE

Generally 59th to 96th Street, Fifth Avenue to the East River

	Address*	Date Sold	Price	SqFt **	Price PSF	Building Dimensions	Lot Dimensions	Floors**	Units**	Elevator
Between Fifth Avenue & Madison Avenue	20 East 95th Street	9/26/13	\$7,400,000	4,040	\$1,832	16 x 60	16 x 101	5	4	N
Between Madison Avenue & Park Avenue	48 East 64th Street	9/9/13	\$6,350,000	4,836	\$1,313	15 x 60	15 x 100	5	1	N
	41 East 70th Street	11/26/13	\$32,000,000	11,110	\$2,880	28 x 67	28 x 100	6	1	Y
	48 East 74th Street	10/9/13	\$19,100,000	9,400	\$2,032	20 x 65	20 x 102	5	1	Y
	45 East 74th Street	10/18/13	\$26,000,000	6,872	\$3,783	20 x 65	20 x 102	5	1	Y
	65 East 90th Street	7/19/13	\$7,850,000	3,710	\$2,116	18 x 54	18 x 101	4	1	N
Between Park Avenue & Lexington Avenue	131 East 64th Street	9/26/13	\$18,500,000	7,600	\$2,434	20 x 51	20 x 100	5	2	Y
	135 East 94th Street	7/9/13	\$7,900,000	3,968	\$1,991	17 x 48	17 x 101	4	1	N
Between Lexington Avenue & Third Avenue	158 East 61st Street	8/30/13	\$11,500,000	6,060	\$1,898	19 x 70	19 x 100	6	1	Y
	159 East 61st Street	12/11/13	\$15,500,000	6,321	\$2,452	21 x 57	21 x 100	5	1	N
	152 East 71st Street	8/5/13	\$6,000,000	3,520	\$1,705	16 x 55	16 x 100	4	2	N
	169 East 80th Street	8/12/13	\$7,000,000	3,360	\$2,083	17 x 50	17 x 100	4	1	N
	158 East 81st Street	7/10/13	\$9,245,000	4,160	\$2,222	20 x 52	20 x 104	4	2	N
	164 East 83rd Street	12/9/13	\$7,750,000	4,206	\$1,843	16 x 48	16 x 102	5	1	Y
Between Third Avenue & Second Avenue	202 East 76th Street	11/20/13	\$5,300,000	3,968	\$1,336	19 x 50	19 x 82	5	3	N
Between Second Avenue & First Avenue	310 East 69th Street	11/6/13	\$4,650,000	2,700	\$1,722	17 x 40	17 x 77	5	1	N
Between York Avenue & East End Avenue	504 East 87th Street	8/28/13	\$5,200,000	3,024	\$1,720	18 x 42	18 x 101	4	1	N
Between 86th & 87th Streets	150 East End Avenue	10/16/13	\$4,500,000	2,520	\$1,786	18 x 35	18 x 46	4	1	N
Between 89th & 90th Streets	1342 Lexington Avenue	9/9/13	\$5,500,000	3,072	\$1,790	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

	Address*	Date Sold	Price	SqFt **	Price PSF	Building Dimensions	Lot Dimensions	Floors**	Units**	Elevator
Between CPW & Columbus Avenue	51 West 83rd Street	9/27/13	\$6,800,000	3,600	\$1,889	19 x 50	19 x 102	4	3	N
	64 West 87th Street	10/11/13	\$5,125,000	4,698	\$1,091	18 x 101	18 x 101	5	2	N
	53 West 88th Street	10/18/13	\$14,391,000	6,385	\$2,254	20 x 72	20 x 100	5	1	Y
	49 West 92nd Street	8/15/13	\$4,435,000	4,000	\$1,109	20 x 50	20 x 101	4	1	N
	21 West 95th Street	12/3/13	\$5,250,000	5,560	\$944	19 x 64	19 x 101	4	4	N
Between Columbus Avenue & Amsterdam Avenue	145 West 87th Street	8/13/13	\$5,190,000	3,300	\$1,573	15 x 55	15 x 101	4	1	N
	126 West 87th Street	12/5/13	\$7,000,000	4,950	\$1,414	18 x 55	18 x 101	4	1	N
	159 West 88th Street	10/15/13	\$3,800,000	4,135	\$919	13 x 60	13 x 101	5	2	N
	129 West 94th Street	7/10/13	\$3,625,000	3,392	\$1,069	16 x 50	16 x 101	4	1	N
	163 West 95th Street	11/22/13	\$4,600,000	5,448	\$844	18 x 58	18 x 100	4	4	N
Between West End Avenue & Riverside Drive	306 West 77th Street	7/9/13	\$8,000,000	5,580	\$1,434	18 x 64	18 x 88	5	2	N
	320 West 101st Street	10/31/13	\$4,650,000	5,787	\$804	17 x 76	17 x 101	5	4	N
Between 78th & 79th Streets	385 West End Avenue	7/15/13	\$4,200,000	4,040	\$1,040	20 x 49	20 x 56	3	1	N
Between 84th & 85th Streets	249 Central Park West	10/8/13	\$17,500,000	10,014	\$1,748	25 x 86	25 x 100	5	3	N
Between 107th & 108th Streets	351 Riverside Drive	8/8/13	\$14,000,100	8,142	\$1,719	41 x 73	60 x 100	3	2	N

MIDTOWN

Generally 34th Street to 59th Street

	Address*	Date Sold	Price	SqFt **	Price PSF	Building Dimensions	Lot Dimensions	Floors**	Units**	Elevator
Between Third Avenue & Second Avenue	214 East 50th Street	7/19/13	\$4,487,500	3,190	\$1,407	16 x 51	16 x 79	3	1	Y
	245 East 52nd Street	10/29/13	\$4,875,000	5,903	\$826	15 x 60	15 x 100	4	2	Y
Between Second Avenue & First Avenue	352 East 50th Street	11/13/13	\$4,100,000	4,164	\$985	19 x 56	19 x 100	5	3	N
	321 East 53rd Street	10/8/13	\$4,399,000	5,464	\$805	20 x 68	21 x 100	4	3	N
Between First Avenue & Beekman Place	411 East 50th Street	8/19/13	\$4,600,000	3,496	\$1,316	19 x 45	19 x 100	4	1	N
Between First Avenue & Sutton Place	431 East 52nd Street	8/21/13	\$8,000,000	5,012	\$1,596	20 x 40	20 x 53	4	1	Y
	407 East 58th Street	8/14/13	\$3,300,000	3,200	\$1,031	17 x 50	17 x 100	3	2	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

	Address*	Date Sold	Price	SqFt **	Price PSF	Building Dimensions	Lot Dimensions	Floors**	Units**	Elevator
Chelsea	338 West 15th Street	7/25/13	\$5,400,000	2,736	\$1,974	19 x 38	19 x 82	4	1	N
	322 West 20th Street	7/29/13	\$5,500,000	3,200	\$1,719	17 x 50	17 x 92	4	2	N
	451 West 21st Street	8/15/13	\$8,500,000	4,416	\$1,925	19 x 52	19 x 99	4	1	N
	267 West 25th Street	10/7/13	\$6,600,000	4,575	\$1,443	24 x 70	24 x 99	3	3	N
East Village	65 Avenue D	7/18/13	\$1,560,000	3,040	\$513	20 x 40	20 x 82	3	3	N
	650 East 6th Street	7/19/13	\$2,800,000	4,140	\$676	20 x 50	20 x 97	4	4	N
	404 East 9th Street	12/12/13	\$4,650,000	2,868	\$1,621	28 x 38	28 x 75	4	3	N
	27 Stuyvesant Street	12/5/13	\$5,250,000	3,360	\$1,563	16 x 45	16 x 57	6	1	N
Gramercy Park	111 East 19th Street	8/8/13	\$5,750,000	3,520	\$1,634	17 x 50	17 x 75	4	2	N
	238 East 19th Street	10/25/13	\$6,500,000	4,510	\$1,441	20 x 52	20 x 84	4	1	N
	304 East 30th Street	9/30/13	\$4,150,000	2,898	\$1,432	21 x 45	21 x 99	4	3	N
	3 Rutherford Place	10/16/13	\$7,850,000	6,404	\$1,226	20 x 70	20 x 94	5	4	N
Greenwich Village	17 Minetta Lane	7/10/13	\$5,800,000	2,380	\$2,437	17 x 35	17 x 59	4	1	N
	122 Waverly Place	8/19/13	\$15,940,000	7,920	\$2,013	22 x 60	22 x 97	6	1	Y
	41 West 11th Street	11/22/13	\$10,500,000	4,312	\$2,435	23 x 40	23 x 103	4	2	N
	62 West 12th Street	12/12/13	\$10,250,000	3,200	\$3,203	19 x 40	19 x 103	4	1	N
Little Italy	192 Grand Street	11/14/13	\$5,350,000	5,849	\$915	24 x 64	25 x 100	5	4	N
Lower East Side	80 Forsyth Street	10/16/13	\$6,405,000	4,939	\$1,297	25 x 98	25 x 100	4	2	N
Murray Hill / Kips Bay	153 East 30th Street	10/8/13	\$4,000,000	3,787	\$1,056	20 x 42	20 x 99	4	2	N
	108 East 31st Street	12/13/13	\$4,500,000	4,046	\$1,112	19 x 50	19 x 99	4	4	N
	245 East 32nd Street	9/23/13	\$5,200,000	4,074	\$1,276	18 x 46	18 x 99	4	1	N
Soho	499 Canal Street	9/23/13	\$2,600,000	2,684	\$969	17 x 53	17 x 53	4	4	N
	193 Spring Street	7/31/13	\$7,200,000	3,678	\$1,958	20 x 60	20 x 75	3	2	N
	9 Vandam Street	7/17/13	\$4,200,000	3,090	\$1,359	25 x 28	25 x 100	3	1	N
South Street Seaport	136 Beekman Street	7/23/13	\$2,131,197	2,800	\$761	18 x 25	37 x 26	4	1	N
Tribeca	144 Duane Street	11/12/13	\$43,000,000	26,500	\$1,623	41 x 109	41 x 116	6	4	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.

DOWNTOWN

South of 34th Street

	Address*	Date Sold	Price	SqFt **	Price PSF	Building Dimensions	Lot Dimensions	Floors**	Units**	Elevator
West Village	77 Bedford Street	7/23/13	\$7,350,000	3,552	\$2,069	24 x 42	24 x 80	4	1	N
	4 Bedford Street	9/5/13	\$4,650,000	3,520	\$1,321	22 x 40	22 x 97	4	2	N
	5 Carmine Street	10/11/13	\$3,600,000	1,500	\$2,400	20 x 26	44 x 21	3	1	N
	15 Commerce Street	10/9/13	\$3,625,000	2,226	\$1,628	21 x 25	21 x 40	3	2	N
	755 Greenwich Street	12/18/13	\$23,500,000	6,000	\$3,917	40 x 60	40 x 71	4	2	Y
	18 Grove Street	10/4/13	\$10,000,000	3,572	\$2,800	20 x 44	20 x 68	3	4	N
	2 Grove Street	11/14/13	\$7,300,000	2,928	\$2,493	21 x 30	21 x 49	3	1	N
	46 Horatio Street	8/22/13	\$4,500,000	3,800	\$1,184	20 x 55	20 x 61	3	2	N
	430 Hudson Street	11/15/13	\$9,900,000	3,580	\$2,765	22 x 40	22 x 80	4	3	Y
	22 Jane Street	12/17/13	\$9,100,000	3,840	\$2,370	24 x 70	24 x 70	2	1	N
	64 Perry Street	10/24/13	\$13,250,000	3,938	\$3,365	20 x 48	20 x 95	4	3	N
	256 West 4th Street	10/11/13	\$4,175,000	2,280	\$1,831	15 x 40	15 x 40	4	1	N
	273 West 12th Street	7/18/13	\$6,650,000	2,672	\$2,489	22 x 24	22 x 57	4	2	N
	341 West 12th Street	7/18/13	\$7,000,000	2,664	\$2,628	18 x 40	18 x 80	4	3	N
	196 West Houston Street	9/11/13	\$13,000,000	7,500	\$1,733	25 x 96	25 x 120	3	1	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.

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	122 East 101st Street	8/6/13	\$775,000	2,730	\$284	17 x 46	17 x 101	3	1	N
	427 East 117th Street	7/22/13	\$998,000	3,376	\$296	19 x 45	19 x 101	3	3	N
	420 East 117th Street	9/27/13	\$1,185,000	3,404	\$348	16 x 47	17 x 101	3	4	N
	517 East 118th Street	11/13/13	\$735,000	4,567	\$161	22 x 36	25 x 101	2	3	N
	2 East 118th Street	11/27/13	\$1,320,000	3,600	\$367	20 x 45	21 x 101	4	3	N
	2296 Second Avenue	11/22/13	\$1,350,000	4,492	\$301	19 x 55	20 x 75	4	4	N
	2327 Second Avenue	12/30/13	\$975,000	2,926	\$333	20 x 46	20 x 80	3	3	N
Hamilton Heights / Sugar Hill	429 Convent Avenue	11/26/13	\$1,722,500	3,520	\$489	16 x 55	16 x 85	4	2	N
	50 Hamilton Terrace	7/31/13	\$900,000	3,564	\$253	17 x 52	17 x 100	3	2	N
	20 Hamilton Terrace	8/16/13	\$2,000,000	3,840	\$521	16 x 52	16 x 100	4	1	N
	6 Hamilton Terrace	10/29/13	\$1,400,000	3,840	\$365	16 x 52	16 x 100	3	2	N
	18 Sylvan Terrace	7/25/13	\$785,000	1,425	\$551	20 x 25	20 x 34	3	2	N
	466 West 153rd Street	12/11/13	\$1,610,000	3,096	\$520	18 x 70	18 x 100	4	2	N
Harlem	2036 Fifth Avenue	8/5/13	\$3,582,500	8,000	\$448	20 x 85	20 x 85	5	2	N
	221 West 113th Street	11/26/13	\$1,675,000	2,727	\$614	16 x 58	17 x 101	4	4	N
	140 West 118th Street	8/21/13	\$2,225,000	3,808	\$584	17 x 56	17 x 101	3	2	N
	157 West 118th Street	10/29/13	\$2,610,000	4,935	\$529	18 x 69	18 x 101	4	3	N
	363 West 120th Street	7/31/13	\$2,700,000	2,398	\$1,126	17 x 49	17 x 101	4	2	N
	12 West 120th Street	9/27/13	\$2,000,000	3,284	\$609	23 x 55	23 x 137	5	2	N
	261 West 121st Street	8/28/13	\$2,075,000	2,652	\$782	17 x 49	17 x 101	4	4	N
	240 West 121st Street	11/20/13	\$2,700,000	4,080	\$662	17 x 60	17 x 101	3	3	N
	346 West 122nd Street	11/15/13	\$1,600,000	3,840	\$417	16 x 60	16 x 101	3	1	N
	232 West 123rd Street	11/26/13	\$1,500,000	2,325	\$645	14 x 55	14 x 101	4	3	N
	141 West 123rd Street	12/23/13	\$2,300,000	2,964	\$776	19 x 53	19 x 101	4	3	N
	37 West 126th Street	10/31/13	\$1,475,000	2,548	\$579	21 x 44	21 x 100	4	4	N
	45 West 127th Street	7/15/13	\$1,600,000	3,975	\$403	18 x 55	19 x 100	4	3	N
	13 West 127th Street	7/25/13	\$475,000	4,560	\$104	19 x 50	19 x 100	3	4	N
	27 West 127th Street	11/21/13	\$1,600,000	2,475	\$646	19 x 52	19 x 100	3	3	N
	20 West 130th Street	9/16/13	\$2,400,000	3,531	\$680	20 x 55	25 x 100	3	2	N
	145 West 132nd Street	7/18/13	\$1,875,000	2,814	\$666	19 x 50	19 x 100	4	2	N
	125 West 132nd Street	9/26/13	\$1,800,000	2,400	\$750	16 x 50	16 x 100	4	2	N
	254 West 132nd Street	9/30/13	\$975,000	3,600	\$271	18 x 50	18 x 100	3	2	N
	259 West 134th Street	7/29/13	\$1,085,000	2,700	\$402	15 x 45	15 x 100	4	3	N
131 West 136th Street	10/24/13	\$1,352,500	3,438	\$393	16 x 51	16 x 100	4	2	N	
261 West 138th Street	7/24/13	\$1,220,000	2,733	\$446	17 x 63	17 x 100	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.

UPPER MANHATTAN *(con't)*

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	237 West 138th Street	11/22/13	\$1,323,725	3,613	\$366	17 x 62	17 x 100	4	1	N
	270 West 139th Street	12/5/13	\$850,000	2,898	\$293	17 x 63	17 x 100	3	4	N
	516 West 140th Street	8/14/13	\$800,000	2,845	\$281	15 x 54	15 x 100	3	1	N
	320 West 140th Street	8/19/13	\$845,500	3,000	\$282	15 x 50	15 x 100	3	1	N
	611 West 142nd Street	9/10/13	\$650,000	3,500	\$186	15 x 58	15 x 100	3	2	N
	617 West 145th Street	10/23/13	\$950,000	3,356	\$283	19 x 41	19 x 90	3	3	N
	607 West 146th Street	8/19/13	\$2,200,000	4,000	\$550	20 x 50	20 x 100	4	2	N
	614 West 148th Street	11/5/13	\$817,000	3,000	\$272	15 x 46	15 x 100	3	2	N
Inwood	11 Cooper Street	7/23/13	\$950,000	4,356	\$218	25 x 60	50 x 100	3	2	N
	19 Marble Hill Avenue	10/30/13	\$443,000	2,728	\$162	25 x 36	50 x 100	3	1	N
	75 Park Terrace West	9/18/13	\$1,225,000	2,036	\$602	21 x 55	25 x 100	3	2	N
	13 Van Corlear Place	11/25/13	\$500,000	1,928	\$259	20 x 42	30 x 80	3	1	N
Washington Heights	957 St Nicholas Avenue	8/29/13	\$765,758	1,755	\$436	17 x 41	17 x 48	4	1	N
	955 St Nicholas Avenue	11/25/13	\$750,000	1,656	\$453	17 x 41	17 x 57	4	2	N
	549 West 159th Street	9/19/13	\$905,000	4,072	\$222	15 x 70	15 x 100	4	3	N
	547 West 159th Street	11/7/13	\$705,000	3,256	\$217	15 x 52	15 x 100	3	3	N
	545 West 161st Street	8/9/13	\$1,200,000	2,721	\$441	16 x 50	16 x 100	3	1	N
	443 West 162nd Street	8/27/13	\$1,900,000	3,952	\$481	20 x 52	20 x 112	3	3	N
	519 West 179th Street	8/21/13	\$890,000	2,304	\$386	16 x 48	16 x 75	3	3	N
	564 West 182nd Street	9/11/13	\$475,000	2,050	\$232	18 x 35	18 x 70	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
Nicholas Z. Palance, EVP
Managing Director of Sales

NEW YORK CITY

THE HAMPTONS

PALM BEACH

Cover Property: WEB# 9622249

Prepared by Gregory Heym, Chief Economist, Brown Harris Stevens

©2014 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.

