

BROWN HARRIS STEVENS

Established 1873

Manhattan Townhouse Market Report

Second Half 2014



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 Ave. & Madison Ave.	19 East 70th Street	8/28/14	\$50,250,000	14,280	\$3,519	30 x 90	30 x 100	6	1	Y
	15 East 75th Street	12/15/14	\$18,300,000	7,286	\$2,512	17 x 62	17 x 102	5	3	N
	17 East 92nd Street	8/20/14	\$14,000,000	5,586	\$2,506	19 x 55	19 x 101	5	1	N
Between Madison Ave. & Park Ave.	58 East 66th Street	7/31/14	\$17,150,000	6,000	\$2,858	20 x 60	20 x 100	5	1	Y
	39 East 74th Street	7/1/14	\$27,250,000	6,134	\$4,442	20 x 70	20 x 102	5	1	Y
	51 East 80th Street	7/24/14	\$23,500,000	7,646	\$3,074	23 x 65	23 x 102	5	1	Y
Between Park Ave. & Lexington Ave.	116 East 70th Street	10/29/14	\$31,000,000	6,480	\$4,784	20 x 50	20 x 100	5	1	N
	115 East 73rd Street	7/10/14	\$17,310,250	9,544	\$1,814	27 x 53	27 x 102	6	1	Y
	133 East 91st Street	8/12/14	\$5,275,000	3,400	\$1,551	18 x 50	18 x 78	4	3	N
	127 East 92nd Street	11/5/14	\$4,500,000	3,176	\$1,417	15 x 50	15 x 101	4	2	N
	136 East 95th Street	7/21/14	\$5,800,000	3,760	\$1,543	18 x 50	18 x 101	4	1	N
Between Lexington Ave. & Third Ave.	152 East 62nd Street	10/15/14	\$8,250,000	4,000	\$2,063	20 x 50	20 x 100	4	2	N
	157 East 70th Street	12/17/14	\$26,050,000	7,678	\$3,393	36 x 55	36 x 100	5	1	Y
	152 East 71st Street	11/18/14	\$7,300,000	3,520	\$2,074	16 x 55	16 x 100	4	2	N
	177 East 71st Street	9/8/14	\$14,750,000	7,290	\$2,023	20 x 66	20 x 102	5	1	Y
	163 East 82nd Street	7/10/14	\$15,550,000	5,884	\$2,643	19 x 60	19 x 82	4	1	Y
Between Third Ave. & Second Ave.	226 East 61st Street	9/24/14	\$7,530,000	4,000	\$1,883	20 x 50	20 x 100	4	1	N
	221 East 62nd Street	8/8/14	\$5,250,000	3,068	\$1,711	18 x 40	18 x 63	4	1	N
	223 East 62nd Street	10/30/14	\$4,585,000	3,068	\$1,494	18 x 38	18 x 63	4	2	N
	228 East 62nd Street	8/20/14	\$7,200,000	3,360	\$2,143	20 x 40	20 x 95	4	1	N
Between Second Ave. & First Ave.	316 East 69th Street	10/9/14	\$4,600,000	3,024	\$1,521	17 x 40	17 x 77	4	1	N
	358 East 69th Street	10/15/14	\$7,250,000	3,000	\$2,417	17 x 40	17 x 77	3	2	Y
Between First Ave. & York Ave.	422 East 84th Street	8/18/14	\$4,650,000	2,040	\$2,279	18 x 42	18 x 102	3	1	N
	428 East 84th Street	8/14/14	\$3,850,000	2,304	\$1,671	17 x 48	17 x 102	3	1	N
	435 East 87th Street	11/21/14	\$8,900,000	6,298	\$1,413	22 x 65	22 x 101	4	1	Y
Between York Ave. & East End Ave.	520 East 89th Street	9/17/14	\$4,250,000	2,430	\$1,749	19 x 48	19 x 101	3	2	N

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* 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 Ave.	31 West 76th Street	11/14/14	\$11,100,000	5,513	\$2,013	20 x 61	20 x 100	5	1	N
	20 West 88th Street	8/1/14	\$8,300,000	6,340	\$1,309	20 x 58	20 x 101	5	2	N
	50 West 91st Street	10/24/14	\$5,000,000	5,096	\$981	18 x 62	18 x 101	5	4	N
	33 West 95th Street	10/3/14	\$6,100,000	3,400	\$1,794	18 x 50	18 x 101	4	3	N
	39 West 95th Street	7/10/14	\$4,000,000	3,347	\$1,195	17 x 50	17 x 101	4	2	N
Between Columbus Ave. & Broadway	135 West 69th Street	8/26/14	\$11,000,000	5,529	\$1,990	19 x 68	19 x 100	5	1	N
Between Columbus Ave. & Amsterdam Ave.	121 West 81st Street	12/4/14	\$10,000,000	5,225	\$1,914	19 x 56	19 x 102	5	1	N
	120 West 87th Street	8/6/14	\$6,435,000	4,812	\$1,337	18 x 56	18 x 101	4	2	N
	112 West 88th Street	7/24/14	\$5,086,000	5,232	\$972	16 x 58	16 x 101	4	2	N
Between West End Ave. & Riverside Dr.	328 West 108th Street	9/23/14	\$7,550,000	7,029	\$1,074	22 x 75	22 x 101	5	4	N
	318 West 71st Street	8/21/14	\$5,581,875	4,836	\$1,154	18 x 55	18 x 100	4	2	N
	347 West 84th Street	7/29/14	\$5,050,000	3,972	\$1,271	18 x 52	18 x 102	4	4	N
	326 West 85th Street	12/9/14	\$6,100,000	2,976	\$2,050	17 x 54	17 x 102	3	2	N
	304 West 90th Street	12/10/14	\$11,900,000	5,416	\$2,197	20 x 67	20 x 101	5	1	Y
	309 West 91st Street	7/29/14	\$11,250,000	6,430	\$1,750	25 x 50	25 x 76	5	1	Y
Between 104th & 105th St.	121 Manhattan Avenue	8/11/14	\$3,500,000	2,391	\$1,464	19 x 38	19 x 50	4	2	N

MIDTOWN

Generally 34th Street to 59th Street

	Address	Date Sold	Price	SqFt	Price PSF	Building Dimensions	Lot Dimensions	Floors	Units	Elevator
Between Park Ave. & Lexington Ave.	115 East 38th Street	10/22/14	\$5,375,000	4,675	\$1,150	17 x 55	17 x 99	5	3	N
Between Lexington Ave. & Third Ave.	140 East 37th Street	12/17/14	\$3,375,000	4,800	\$703	16 x 55	16 x 99	5	1	N
	135 East 38th Street	9/4/14	\$6,000,000	5,781	\$1,038	19 x 80	19 x 99	4	3	N
Between Third Ave. & Second Ave.	214 East 35th Street	8/4/14	\$3,000,000	3,350	\$896	16 x 50	17 x 99	4	4	N
	214 East 50th Street	9/10/14	\$5,100,000	3,190	\$1,599	16 x 51	16 x 79	4	1	N
	241 East 52nd Street	7/16/14	\$5,025,000	2,700	\$1,861	15 x 45	15 x 100	4	1	N
Between First Ave. & Beekman Pl.	406 East 50th Street	10/29/14	\$6,325,000	4,500	\$1,406	20 x 45	20 x 90	5	2	Y
Between Eighth Ave. & Ninth Ave.	364 West 46th Street	7/29/14	\$3,575,000	3,088	\$1,158	17 x 65	17 x 100	4	4	N
	349 West 53rd Street	9/22/14	\$3,900,000	2,450	\$1,592	20 x 38	21 x 52	4	4	N
Btw. Ninth Ave. & Tenth Ave.	459 West 44th Street	7/2/14	\$7,950,000	5,749	\$1,383	20 x 46	20 x 75	4	3	N

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DOWNTOWN

South of 34th Street

	Address*	Date Sold	Price	SqFt **	Price PSF	Building Dimensions	Lot Dimensions	Floors**	Units**	Elevator
Chelsea	357 West 17th Street	12/16/14	\$9,350,000	7,500	\$1,247	25 x 75	25 x 92	5	3	Y
	253 West 18th Street	8/14/14	\$7,050,000	5,720	\$1,233	26 x 48	26 x 60	5	4	N
	460 West 22nd Street	11/25/14	\$16,000,000	3,376	\$4,739	16 x 52	20 x 99	4	1	N
	450 West 25th Street	12/16/14	\$8,500,000	3,168	\$2,683	18 x 44	20 x 99	4	3	N
	454 West 25th Street	10/28/14	\$4,695,000	3,432	\$1,368	20 x 44	20 x 99	4	4	N
East Village	114 East 10th Street	12/16/14	\$7,606,000	3,440	\$2,211	18 x 35	18 x 57	6	2	N
	285 East 3rd Street	8/5/14	\$3,100,000	2,917	\$1,063	22 x 44	22 x 96	4	4	N
	243 East 7th Street	11/26/14	\$2,900,000	3,084	\$940	24 x 44	24 x 98	4	3	N
	253 East 7th Street	8/13/14	\$4,300,000	3,155	\$1,363	24 x 36	24 x 98	4	4	N
Greenwich Village	42 Jane Street	10/16/14	\$11,000,000	3,466	\$3,174	22 x 35	22 x 50	4	1	N
	12 Minetta Street	11/6/14	\$1,250,000	1,824	\$685	16 x 37	16 x 60	3	2	N
	14 Minetta Street	11/6/14	\$1,500,000	2,100	\$714	16 x 45	16 x 76	3	2	N
	17 Minetta Street	10/30/14	\$5,676,000	2,380	\$2,385	17 x 35	17 x 59	4	1	N
	60 West 11th Street	8/21/14	\$11,500,000	3,696	\$3,111	22 x 42	22 x 95	4	1	N
	45 West 12th Street	9/17/14	\$4,975,000	2,070	\$2,403	20 x 41	20 x 45	3	1	N
	78 West 12th Street	9/9/14	\$9,725,000	4,746	\$2,049	20 x 70	20 x 103	4	3	N
Little Italy	1 Centre Market Place	12/11/14	\$5,500,000	4,100	\$1,341	17 x 59	17 x 59	3	1	N
Lower East Side	355 Grand Street	11/14/14	\$4,000,000	3,500	\$1,143	23 x 51	23 x 51	2	4	N
Soho	36 Dominick Street	8/1/14	\$4,360,000	3,272	\$1,333	20 x 52	20 x 85	4	3	N
	355 West Broadway	9/10/14	\$9,907,000	5,447	\$1,819	22 x 55	22 x 100	3	3	N
South Street Seaport	268 Water Street	10/24/14	\$5,000,000	5,544	\$902	27 x 110	27 x 110	3	2	Y
Tribeca	37 Harrison Street	7/21/14	\$5,500,000	2,660	\$2,068	20 x 36	20 x 75	2	1	N
	17 Leonard Street	11/14/14	\$11,165,111	6,400	\$1,745	25 x 90	25 x 92	3	3	N
West Village	6 Bedford Street	8/7/14	\$7,235,000	3,224	\$2,244	22 x 40	22 x 86	4	1	Y
	111 Bedford Street	10/3/14	\$6,100,000	2,520	\$2,421	18 x 35	18 x 53	4	1	N
	54 Charles Street	7/7/14	\$10,750,000	4,960	\$2,167	20 x 60	20 x 95	4	1	N
	27 Christopher Street	8/20/14	\$45,000,000	10,524	\$4,276	60 x 71	60 x 71	4	2	Y
	802 Greenwich Street	8/29/14	\$42,500,000	7,897	\$5,382	104 x 65	104 x 65	1	1	Y
	79 Horatio Street	12/15/14	\$21,000,000	6,010	\$3,494	23 x 52	23 x 84	5	1	Y
	71 Leroy Street	10/15/14	\$12,000,000	4,158	\$2,886	22 x 42	22 x 100	2	2	N
	81 Leroy Street	7/24/14	\$11,450,000	4,368	\$2,621	22 x 52	22 x 100	4	1	N
	74 Perry Street	8/14/14	\$16,700,000	4,160	\$4,014	20 x 52	20 x 95	4	2	N
	112 Washington Place	9/18/14	\$11,000,000	3,528	\$3,118	21 x 42	21 x 71	4	1	N
	210 West 11th Street	9/9/14	\$5,780,000	3,345	\$1,728	19 x 44	19 x 54	4	3	N
	269 West 11th Street	8/14/14	\$20,890,000	6,750	\$3,095	27 x 70	27 x 112	5	3	N
	317 West 11th Street	9/5/14	\$5,950,000	3,200	\$1,859	20 x 40	20 x 74	4	2	N
	337 West 12th Street	10/3/14	\$6,500,000	2,448	\$2,655	18 x 36	18 x 80	4	2	N
156 West 13th Street	12/4/14	\$15,000,000	6,780	\$2,212	20 x 42	20 x 103	4	1	Y	
280 West 4th Street	9/12/14	\$9,892,500	3,700	\$2,674	21 x 44	21 x 53	4	4	N	

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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	182 East 111th Street	8/29/14	\$1,515,000	3,330	\$455	17 x 46	18 x 101	4	3	N
	209 East 111th Street	10/24/14	\$1,250,000	3,036	\$412	22 x 46	22 x 101	3	3	N
	323 East 116th Street	9/24/14	\$1,450,000	4,760	\$305	17 x 70	17 x 101	4	4	N
	341 East 116th Street	7/17/14	\$2,200,000	4,632	\$475	22 x 48	22 x 101	4	2	N
	78 East 117th Street	10/31/14	\$1,400,000	3,600	\$389	20 x 45	20 x 101	4	3	N
	422 East 119th Street	11/13/14	\$1,675,000	3,520	\$476	22 x 40	25 x 101	3	2	N
	2254 Second Avenue	9/3/14	\$1,200,000	4,080	\$294	20 x 50	20 x 80	4	4	N
Fort George	280 Wadsworth Avenue	8/28/14	\$832,000	1,866	\$446	20 x 30	24 x 95	4	3	N
Hamilton Heights/ Sugar Hill	1871 Amsterdam Avenue	12/1/14	\$1,400,000	2,223	\$630	20 x 32	20 x 100	3	3	N
	453 Convent Avenue	10/2/14	\$1,300,000	2,596	\$501	16 x 42	16 x 50	4	1	N
	50 Hamilton Terrace	10/30/14	\$3,200,000	3,564	\$898	17 x 52	17 x 100	4	2	N
	17 Sylvan Terrace	8/21/14	\$1,091,500	1,500	\$728	21 x 25	21 x 34	3	2	N
	461 West 143rd Street	8/4/14	\$3,100,000	4,104	\$755	19 x 56	19 x 100	4	2	N
	426 West 147th Street	8/25/14	\$2,500,000	3,072	\$814	19 x 52	19 x 100	4	2	N
	423 West 154th Street	12/10/14	\$1,717,000	4,284	\$401	21 x 52	21 x 100	4	4	N
Harlem	2286 Adam C Powell Blvd	9/3/14	\$960,000	2,397	\$401	18 x 55	18 x 65	3	4	N
	27 Bradhurst Avenue	7/2/14	\$1,580,000	3,476	\$455	44 x 56	44 x 56	4	2	N
	2069 Fifth Avenue	7/2/14	\$3,335,000	5,336	\$625	25 x 60	25 x 110	3	3	N
	52 Hamilton Terrace	11/3/14	\$2,900,000	3,756	\$772	18 x 52	18 x 100	4	1	N
	485 Manhattan Avenue	7/24/14	\$2,650,000	3,360	\$789	15 x 56	15 x 80	4	3	N
	305 West 112th Street	10/9/14	\$1,811,000	3,359	\$539	17 x 56	17 x 101	4	3	N
	326 West 113th Street	10/7/14	\$2,775,000	3,332	\$833	17 x 50	17 x 101	4	2	N
	77 West 119th Street	9/12/14	\$1,660,000	3,128	\$531	18 x 66	18 x 101	4	4	N
	129 West 119th Street	10/7/14	\$2,832,500	4,900	\$578	20 x 56	20 x 101	4	3	N
	140 West 120th Street	10/27/14	\$2,700,000	3,150	\$857	17 x 51	17 x 101	4	2	N
	208 West 122nd Street	8/13/14	\$2,850,000	2,250	\$1,267	15 x 71	15 x 101	4	2	N
	346 West 122nd Street	7/3/14	\$2,350,000	3,840	\$612	16 x 60	16 x 101	4	1	N
Harlem	360 West 122nd Street	10/27/14	\$2,400,000	3,836	\$626	16 x 60	16 x 101	4	4	N
	128 West 123rd Street	7/1/14	\$1,250,000	2,115	\$591	17 x 48	17 x 101	3	4	N
	169 West 126th Street	7/31/14	\$1,985,000	2,614	\$759	17 x 55	17 x 100	4	2	N
	13 West 127th Street	8/28/14	\$1,800,000	4,560	\$395	19 x 50	19 x 100	4	4	N

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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
	58 West 127th Street	7/16/14	\$1,780,000	2,418	\$736	19 x 43	19 x 100	4	3	N
	146 West 127th Street	10/1/14	\$825,000	2,442	\$338	16 x 53	16 x 100	4	4	N
	16 West 130th Street	8/22/14	\$1,708,000	3,531	\$484	20 x 55	25 x 100	4	2	N
	168 West 130th Street	10/1/14	\$1,725,000	3,120	\$553	20 x 59	20 x 100	4	4	N
	33 West 131st Street	10/22/14	\$1,355,000	1,908	\$710	12 x 50	12 x 100	4	4	N
	257 West 131st Street	11/18/14	\$1,125,000	3,400	\$331	17 x 50	17 x 100	4	2	N
	124 West 132nd Street	11/12/14	\$2,950,000	2,499	\$1,180	17 x 50	17 x 100	4	2	N
	141 West 132nd Street	9/17/14	\$1,825,000	4,200	\$435	19 x 50	19 x 100	4	3	N
	154 West 132nd Street	12/12/14	\$1,180,000	2,199	\$537	15 x 47	15 x 100	4	2	N
	245 West 132nd Street	7/30/14	\$1,549,000	3,036	\$510	16 x 45	16 x 100	4	3	N
	240 West 136th Street	7/31/14	\$1,450,000	2,499	\$580	17 x 50	17 x 100	4	3	N
	290 West 137th Street	12/30/14	\$1,650,000	3,796	\$435	16 x 74	16 x 100	4	4	N
	310 West 137th Street	7/23/14	\$1,750,000	2,496	\$701	16 x 52	16 x 100	4	3	N
	221 West 138th Street	7/24/14	\$2,888,000	3,894	\$742	20 x 56	32 x 100	4	3	N
	255 West 139th Street	11/26/14	\$1,100,000	4,476	\$246	19 x 54	19 x 100	4	4	N
	535 West 147th Street	8/27/14	\$825,000	3,656	\$226	17 x 52	17 x 100	4	2	N
	518 West 150th Street	7/16/14	\$980,000	2,282	\$429	17 x 54	17 x 100	4	4	N
Inwood	47 Adrian Avenue	7/7/14	\$485,954	1,940	\$250	20 x 30	34 x 100	3	1	N
	53 Adrian Avenue	12/8/14	\$485,000	2,841	\$171	22 x 50	25 x 100	3	1	N
	11 Cooper Street	12/23/14	\$2,500,000	4,356	\$574	25 x 76	50 x 100	4	2	N
	67 Park Terrace West	9/25/14	\$1,275,000	3,085	\$413	20 x 54	25 x 100	3	2	N
	114 Seaman Avenue	7/18/14	\$1,100,000	3,700	\$297	21 x 70	21 x 100	3	2	N
Mount Morris Park	264 Lenox Avenue	9/12/14	\$2,200,000	3,600	\$611	18 x 50	18 x 75	4	3	N
	10 West 123rd Street	7/25/14	\$2,573,268	3,400	\$757	17 x 50	17 x 101	4	2	N
Washington Heights	957 St Nicholas Avenue	10/3/14	\$914,500	1,755	\$521	17 x 41	17 x 48	3	1	N
	431 West 162nd Street	8/5/14	\$2,377,000	3,744	\$635	18 x 52	18 x 112	4	2	N
	521 West 162nd Street	11/13/14	\$1,650,000	3,125	\$528	19 x 49	19 x 100	4	3	N
	511 West 173rd Street	7/23/14	\$880,000	2,817	\$312	18 x 54	18 x 100	4	4	N
	534 West 175th Street	9/11/14	\$995,000	2,592	\$384	18 x 48	18 x 79	3	3	N

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EAST SIDE

445 Park Avenue
Hall F. Willkie, President
Bess Freedman, EVP
Managing Director of Sales & Business Development
Ruth McCoy, EVP
Managing Director of Sales
Richard Ferrari, EVP
Managing Director of Sales

UPPER EAST SIDE

1121 Madison Avenue
Peter R. Marra, EVP
Managing Director of Sales
Sarah Orlinsky-Maitland, 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
Denine Townsend
Sales Director

TRIBECA

43 North Moore
Stephen Klym, EVP
Managing Director of Sales
Denine Townsend
Sales Director

BROOKLYN HEIGHTS

129 Montague Street
Christopher Thomas, EVP
Managing Director of Sales

PARK SLOPE

100 Seventh Avenue
Camille Logan, EVP
Managing Director of Sales

NEW YORK CITY

THE HAMPTONS

PALM BEACH

Cover Property: WEB# 9741744

Prepared by Gregory Heym, Chief Economist, Brown Harris Stevens

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