

# BROWN HARRIS STEVENS

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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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\*\* 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/<br>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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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        |

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  
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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