

Second Half 2015

MANHATTAN TOWNHOUSE MARKET REPORT

BROWN HARRIS STEVENS Established 1873



East Side

GENERALLY 59TH TO 96TH STREET,
FIFTH AVENUE TO THE EAST RIVER



BrownHarrisStevens.com WEB# 13998898

	Address*	Date Sold	Price	SqFt **	Price PSF	Building Dimensions	Lot Dimensions	Floors**	Units**	Elevator
Between Fifth Ave. & Madison Ave.	13 East 75th Street	7/13/15	\$30,000,000	8,116	\$3,696	17 x 62	17 x 102	5	1	Y
	22 East 78th Street	12/18/15	\$12,594,000	4,407	\$2,858	15 x 70	15 x 102	5	1	N
Between Madison Ave. & Park Ave.	29 East 69th Street	11/6/15	\$22,500,000	8,745	\$2,573	22 x 100	22 x 100	5	1	Y
Between Park Ave. & Lexington Ave.	116 East 61st Street	8/4/15	\$9,900,000	4,916	\$2,014	18 x 50	18 x 100	4	1	Y
	127 East 62nd Street	10/7/15	\$7,238,000	4,520	\$1,601	16 x 52	16 x 72	4	2	Y
	107 East 91st Street	8/25/15	\$7,500,000	3,492	\$2,148	15 x 57	15 x 101	5	1	N
	101 East 97th Street	7/28/15	\$4,650,000	1,472	\$3,159	33 x 25	33 x 25	2	1	N
Between Lexington Ave. & Third Ave.	161 East 62nd Street	7/23/15	\$7,300,000	3,328	\$2,194	16 x 52	16 x 98	4	1	N
	165 East 62nd Street	9/9/15	\$7,300,000	3,328	\$2,194	16 x 52	16 x 100	4	2	N
	147 East 69th Street	8/14/15	\$18,000,000	6,525	\$2,759	25 x 90	25 x 100	3	1	Y
	162 East 71st Street	8/6/15	\$13,000,000	6,000	\$2,167	16 x 61	16 x 100	5	1	Y
	167 East 71st Street	9/17/15	\$10,100,000	3,841	\$2,630	17 x 45	17 x 102	5	1	N
	174 East 73rd Street	11/9/15	\$12,900,000	5,326	\$2,422	25 x 35	25 x 102	3	2	N
Between Third Ave. & Second Ave.	162 East 83rd Street	7/16/15	\$7,300,000	4,320	\$1,690	18 x 48	18 x 122	5	2	Y
	210 East 62nd Street	8/10/15	\$6,500,000	4,332	\$1,500	19 x 48	19 x 100	4	1	Y
	246 East 68th Street	12/16/15	\$5,850,000	3,072	\$1,904	17 x 48	17 x 100	4	1	N
Between Second Ave. & First Ave.	214 East 87th Street	8/3/15	\$3,700,000	2,880	\$1,285	17 x 45	17 x 101	4	2	N
	343 East 84th Street	7/8/15	\$5,656,703	3,760	\$1,504	20 x 40	20 x 102	4	1	N
Between York Ave. & East End Ave.	524 East 82nd Street	11/9/15	\$4,925,000	5,036	\$978	19 x 63	19 x 102	4	4	N
	506 East 87th Street	7/16/15	\$6,336,000	2,896	\$2,188	18 x 42	18 x 101	4	3	N

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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.	37 West 70th Street	8/7/15	\$16,350,000	6,540	\$2,500	20 x 60	20 x 100	5	2	Y
	42 West 71st Street	8/3/15	\$18,355,000	6,966	\$2,635	20 x 50	20 x 100	5	1	Y
	52 West 76th Street	7/15/15	\$18,500,000	6,693	\$2,764	19 x 71	19 x 102	5	1	Y
	60 West 83rd Street	7/2/15	\$12,199,999	7,520	\$1,622	25 x 56	25 x 102	5	4	N
	53 West 85th Street	12/4/15	\$7,050,000	4,808	\$1,466	18 x 56	18 x 102	5	1	N
	38 West 87th Street	9/25/15	\$16,250,000	6,254	\$2,598	20 x 72	20 x 101	5	2	Y
	54 West 87th Street	7/7/15	\$15,500,000	6,498	\$2,385	22 x 68	22 x 101	5	2	N
Between Columbus Ave. & Amsterdam Ave.	108 West 76th Street	8/17/15	\$7,750,000	7,400	\$1,047	25 x 74	25 x 102	5	1	N
	163 West 76th Street	7/2/15	\$8,725,000	5,213	\$1,674	20 x 58	20 x 102	5	3	N
	145 West 88th Street	9/9/15	\$6,200,000	3,680	\$1,685	17 x 52	17 x 101	4	2	N
Between Broadway & West End Ave.	236 West 101st Street	7/22/15	\$4,551,000	3,696	\$1,231	17 x 52	17 x 101	4	1	N
	265 West 90th Street	12/18/15	\$5,937,500	4,800	\$1,237	18 x 74	18 x 101	4	1	N
Between West End Ave. & Riverside Dr.	323 West 101st Street	12/16/15	\$5,000,000	4,480	\$1,116	20 x 50	20 x 101	4	3	N
	320 West 88th Street	8/12/15	\$7,050,000	5,316	\$1,326	20 x 69	20 x 101	5	4	N
Between 105th & 106th St.	140 Manhattan Avenue	12/14/15	\$3,500,000	3,264	\$1,072	17 x 48	17 x 70	4	2	N



BrownHarrisStevens.com WEB# 12811259

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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.	109 East 35th Street	12/17/15	\$5,250,000	4,320	\$1,215	19 x 60	19 x 99	4	4	N
	Between Third Ave. & Second Ave.	215 East 48th Street	10/9/15	\$4,800,000	3,060	\$1,569	17 x 46	17 x 100	4	1	N
	Between Second Ave. & First Ave.	325 East 50th Street	9/18/15	\$6,080,000	3,040	\$2,000	19 x 40	19 x 100	4	1	N
	Betwenn First Ave. & Sutton Pl.	448 West 44th Street	12/22/15	\$4,640,000	3,600	\$1,289	19 x 50	19 x 100	4	3	N
		451 West 50th Street	7/13/15	\$3,500,000	4,240	\$825	21 x 50	21 x 100	4	3	N

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Downtown

34TH-14TH STREET

	Address*	Date Sold	Price	SqFt **	Price PSF	Building Dimensions	Lot Dimensions	Floors**	Units**	Elevator
Chelsea	334 West 20th Street	12/17/15	\$8,500,000	4,600	\$1,848	25 x 45	25 x 92	4	4	N
	347 West 21st Street	9/9/15	\$11,095,675	3,147	\$3,526	21 x 36	21 x 99	5	2	N
	224 West 22nd Street	12/11/15	\$8,800,000	3,540	\$2,486	20 x 88	20 x 99	4	1	Y
Gramercy Park	215 East 26th Street	11/23/15	\$9,224,739	10,095	\$914	25 x 83	25 x 99	5	4	N
	217 East 26th Street	11/23/15	\$5,675,261	8,220	\$690	25 x 50	25 x 99	5	4	N
	216 East 30th Street	10/28/15	\$5,250,000	3,540	\$1,483	19 x 48	19 x 99	4	2	N
	351 Second Avenue	10/15/15	\$6,250,000	3,600	\$1,736	20 x 40	20 x 79	3	3	N



BrownHarrisStevens.com WEB# 12683805

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Downtown

SOUTH OF 14TH STREET



BrownHarrisStevens.com WEB# 13235150

	Address*	Date Sold	Price	SqFt **	Price PSF	Building Dimensions	Lot Dimensions	Floors**	Units**	Elevator
East Village	264 East 7th Street	10/22/15	\$3,775,000	3,696	\$1,021	23 x 42	23 x 91	4	3	N
	82 Second Avenue	11/17/15	\$10,900,000	4,956	\$2,199	24 x 58	24 x 100	5	3	N
	42 St Marks Place	10/27/15	\$3,375,000	3,325	\$1,015	19 x 36	19 x 36	5	3	N
Greenwich Village	16 East 10th Street	9/11/15	\$32,000,000	6,584	\$4,860	25 x 50	25 x 92	5	1	Y
	10 West 10th Street	9/30/15	\$20,000,000	8,472	\$2,361	26 x 47	26 x 92	5	1	Y
	39 West 10th Street	8/13/15	\$18,100,000	4,280	\$4,229	24 x 48	24 x 95	3	1	N
	24 West 11th Street	11/2/15	\$19,250,000	5,538	\$3,476	21 x 60	21 x 95	4	1	Y
Lower East Side	249 East Houston Street	9/10/15	\$4,200,000	2,799	\$1,501	19 x 50	19 x 75	4	3	N
Soho	37 Charlton Street	9/9/15	\$11,500,000	3,972	\$2,895	25 x 42	25 x 100	4	1	N
	17 King Street	9/29/15	\$5,250,000	3,192	\$1,645	21 x 74	21 x 75	4	1	N
	46 Macdougall Street	8/6/15	\$12,900,000	3,000	\$4,300	20 x 56	20 x 75	3	2	N
	48 Macdougall Street	7/1/15	\$7,400,000	4,440	\$1,667	20 x 36	21 x 76	3	3	N
Tribeca	148 Reade Street	10/28/15	\$15,900,000	6,800	\$2,338	25 x 54	25 x 54	6	1	Y
	156 Reade Street	11/12/15	\$13,800,000	6,800	\$2,029	25 x 54	25 x 54	6	2	Y
	79 Warren Street	10/7/15	\$6,000,000	4,700	\$1,277	25 x 73	25 x 75	4	3	N
West Village	58 Barrow Street	10/15/15	\$4,250,000	1,350	\$3,148	36 x 49	49 x 49	4	2	N
	115 Bedford Street	8/25/15	\$4,250,000	1,512	\$2,811	18 x 21	18 x 36	4	1	N
	48 Eighth Avenue	11/13/15	\$5,150,000	1,887	\$2,729	19 x 33	19 x 46	3	2	N
	59 Greenwich Avenue	9/2/15	\$9,995,000	4,140	\$2,414	23 x 45	23 x 65	4	4	N
	164 Perry Street	11/5/15	\$13,000,000	3,662	\$3,550	20 x 42	20 x 82	4	2	N
	146 Waverly Place	12/29/15	\$23,282,933	6,118	\$3,806	22 x 58	22 x 97	5	1	Y
	370 West 11th Street	7/22/15	\$10,000,000	4,400	\$2,273	22 x 50	22 x 100	4	4	N
	157 West 12th Street	7/17/15	\$22,300,000	3,200	\$6,969	21 x 40	21 x 103	4	1	N
	340 West 12th Street	7/24/15	\$13,600,000	5,250	\$2,590	24 x 43	24 x 80	4	2	N
	308 West 4th Street	7/9/15	\$6,520,000	3,120	\$2,090	20 x 39	20 x 57	3	2	N
	313 West 4th Street	12/7/15	\$7,650,000	3,020	\$2,533	20 x 42	20 x 75	4	3	N

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Upper Manhattan

GENERALLY NORTH OF 96TH STREET
ON THE EAST SIDE, AND
110TH STREET ON THE WEST SIDE



BrownHarrisStevens.com WEB# 13665036

	Address*	Date Sold	Price	SqFt **	Price PSF	Building Dimensions	Lot Dimensions	Floors**	Units**	Elevator
East Harlem	225 East 110th Street	12/24/15	\$2,200,000	2,898	\$759	21 x 46	22 x 101	3	3	N
	184 East 111th Street	11/18/15	\$950,000	2,412	\$394	17 x 46	18 x 101	4	4	N
	215 East 115th Street	10/28/15	\$975,000	2,430	\$401	18 x 45	18 x 101	4	2	N
	417 East 119th Street	12/1/15	\$3,585,000	6,250	\$574	25 x 50	25 x 101	4	3	N
	320 East 120th Street	7/28/15	\$853,000	2,576	\$331	19 x 53	19 x 101	3	4	N
	231 East 123rd Street	8/17/15	\$1,400,000	2,205	\$635	25 x 35	25 x 101	3	3	N
	17 East 128th Street	7/24/15	\$3,600,000	2,618	\$1,375	22 x 35	22 x 100	4	1	N
	51 East 130th Street	7/17/15	\$1,912,500	3,440	\$556	19 x 44	19 x 100	4	3	N
	2040 Madison Avenue	9/4/15	\$1,525,000	3,240	\$471	16 x 50	16 x 75	4	2	N
Hamilton Heights/ Sugar Hill	34 Hamilton Terrace	8/6/15	\$3,200,000	4,122	\$776	19 x 100	19 x 100	4	1	Y
	36 Hamilton Terrace	8/20/15	\$2,385,000	4,100	\$582	19 x 50	19 x 100	4	2	N
	43 Hamilton Terrace	12/21/15	\$2,600,000	4,216	\$617	19 x 50	19 x 98	5	2	N
	452 West 142nd Street	11/19/15	\$3,075,000	5,668	\$543	18 x 53	18 x 100	4	2	N
	471 West 144th Street	10/26/15	\$1,625,000	3,972	\$409	18 x 54	18 x 100	4	2	N
	430 West 147th Street	9/16/15	\$3,500,000	4,530	\$773	23 x 66	23 x 100	3	2	N
	461 West 147th Street	10/7/15	\$1,862,500	3,080	\$605	19 x 46	19 x 100	4	3	N
	405 West 148th Street	11/19/15	\$3,317,400	4,420	\$751	20 x 55	20 x 100	4	2	N
Harlem	2280 Adam C Powell Blvd	8/26/15	\$4,875,000	5,272	\$925	18 x 61	18 x 65	4	1	Y
	114 Edgecombe Avenue	7/30/15	\$1,986,787	3,951	\$503	18 x 50	18 x 85	4	1	N
	887 St Nicholas Avenue	10/7/15	\$1,340,025	4,576	\$293	22 x 52	22 x 90	4	3	N
	320 West 113th Street	9/30/15	\$1,549,885	3,200	\$484	17 x 50	17 x 101	4	3	N
	32 West 119th Street	12/22/15	\$2,100,000	3,536	\$594	18 x 50	18 x 101	5	3	N
	89 West 119th Street	7/16/15	\$3,250,000	3,128	\$1,039	18 x 52	18 x 101	4	2	N
	103 West 122nd Street	11/6/15	\$3,250,000	3,168	\$1,026	19 x 57	19 x 101	4	3	N
	32 West 126th Street	8/28/15	\$2,500,000	2,685	\$931	19 x 50	19 x 100	4	3	N
	18 West 127th Street	7/14/15	\$1,408,518	4,052	\$348	19 x 50	19 x 100	5	4	N
	160 West 128th Street	9/1/15	\$2,200,000	3,727	\$590	17 x 52	17 x 100	4	2	N
	159 West 129th Street	11/17/15	\$1,100,000	2,793	\$394	17 x 60	17 x 100	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



BrownHarrisStevens.com WEB# 12851329

	Address*	Date Sold	Price	SqFt **	Price PSF	Building Dimensions	Lot Dimensions	Floors**	Units**	Elevator
Harlem	130 West 130th Street	9/29/15	\$2,600,000	2,624	\$991	18 x 67	18 x 100	4	1	N
	20 West 131st Street	7/16/15	\$2,250,000	3,675	\$612	15 x 80	15 x 85	5	2	N
	257 West 131st Street	7/22/15	\$1,640,000	3,400	\$482	17 x 50	17 x 100	4	2	N
	241 West 132nd Street	9/2/15	\$1,875,000	4,480	\$419	16 x 70	16 x 100	4	4	N
	119 West 136th Street	11/12/15	\$2,454,900	3,796	\$647	16 x 55	16 x 100	4	2	N
	321 West 136th Street	11/23/15	\$2,200,000	1,553	\$1,417	14 x 49	26 x 100	3	2	N
	206 West 137th Street	8/12/15	\$1,675,000	3,213	\$521	18 x 52	18 x 100	4	1	N
	216 West 137th Street	11/30/15	\$1,800,000	3,914	\$460	17 x 52	17 x 100	3	2	N
	237 West 138th Street	10/2/15	\$2,125,000	3,613	\$588	17 x 62	17 x 100	4	1	N
	237 West 139th Street	7/2/15	\$3,075,000	3,620	\$849	18 x 52	18 x 100	4	1	N
	310 West 140th Street	7/16/15	\$1,915,000	2,450	\$782	15 x 50	15 x 100	4	3	N
	320 West 140th Street	9/16/15	\$2,125,000	3,000	\$708	15 x 50	15 x 100	4	2	N
	546 West 140th Street	9/2/15	\$2,200,000	2,445	\$900	16 x 49	16 x 100	4	2	N
	503 West 144th Street	10/30/15	\$840,000	2,697	\$311	17 x 54	17 x 100	4	3	N
	613 West 145th Street	12/23/15	\$1,750,000	2,944	\$594	15 x 50	15 x 100	4	1	N
518 West 150th Street	12/10/15	\$2,375,000	2,282	\$1,041	17 x 54	17 x 100	4	2	N	
452 West 153rd Street	7/20/15	\$1,300,000	2,688	\$484	17 x 42	17 x 100	4	2	N	
Inwood	52 Adrian Avenue	11/11/15	\$720,000	3,906	\$184	24 x 61	33 x 75	3	2	N
	34 Van Corlear Place	10/22/15	\$399,900	1,528	\$262	19 x 32	19 x 53	3	1	N
Mount Morris Park	6 West 122nd Street	8/5/15	\$4,000,000	4,992	\$801	20 x 55	20 x 101	4	1	Y
Washington Heights	648 West 158th Street	11/24/15	\$1,200,000	3,728	\$322	20 x 52	20 x 100	4	2	N
	563 West 182nd Street	12/29/15	\$1,275,000	1,854	\$688	17 x 40	17 x 80	3	1	N

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Contact us

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CENTRAL PARK WEST



CENTRAL PARK

5TH AVENUE

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