



HALSTEAD  
PROPERTY®

FIRST HALF 2013

TOWNHOUSE  
**SALES**  
REPORT



# 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 76th Street | 3/28/13   | \$27,000,000 | 7,056  | \$3,827   | 19 x 60             | 19 x 102       | 5        | 1       | Y        |
|                                     | East 82nd Street | 1/15/13   | \$15,000,000 | 9,614  | \$1,560   | 21 x 86             | 21 x 102       | 5        | 1       | Y        |
| Between Madison Ave. & Park Ave.    | East 64th Street | 1/4/13    | \$6,875,000  | 4,836  | \$1,422   | 15 x 60             | 15 x 100       | 5        | 1       | N        |
|                                     | East 66th Street | 5/6/13    | \$9,000,000  | 5,900  | \$1,525   | 20 x 55             | 20 x 100       | 5        | 1       | Y        |
| Between Park Ave. & Lexington Ave.  | East 60th Street | 5/6/13    | \$10,000,000 | 5,320  | \$1,880   | 20 x 62             | 20 x 100       | 5        | 3       | Y        |
|                                     | East 71st Street | 2/8/13    | \$22,850,000 | 10,235 | \$2,233   | 25 x 70             | 25 x 100       | 6        | 1       | Y        |
|                                     | East 80th Street | 6/21/13   | \$10,350,000 | 3,546  | \$2,919   | 18 x 54             | 18 x 102       | 4        | 1       | N        |
| Between Lexington Ave. & Third Ave. | East 61st Street | 5/8/13    | \$7,000,000  | 4,750  | \$1,474   | 19 x 50             | 19 x 100       | 5        | 1       | N        |
|                                     | East 63rd Street | 6/10/13   | \$16,400,000 | 9,120  | \$1,798   | 40 x 65             | 40 x 100       | 4        | 2       | Y        |
|                                     | East 72nd Street | 4/9/13    | \$12,000,000 | 5,885  | \$2,039   | 19 x 58             | 19 x 102       | 5        | 1       | Y        |
|                                     | East 75th Street | 4/15/13   | \$8,900,000  | 3,520  | \$2,528   | 16 x 55             | 16 x 102       | 4        | 1       | Y        |
|                                     | East 75th Street | 5/7/13    | \$13,250,000 | 4,910  | \$2,699   | 18 x 65             | 18 x 102       | 4        | 1       | Y        |
|                                     | East 83rd Street | 2/25/13   | \$3,900,000  | 3,392  | \$1,150   | 19 x 48             | 19 x 77        | 4        | 3       | N        |
|                                     | East 89th Street | 4/15/13   | \$4,300,000  | 4,296  | \$1,001   | 12 x 62             | 12 x 101       | 4        | 1       | N        |
|                                     | East 94th Street | 3/27/13   | \$3,000,000  | 1,650  | \$1,818   | 37 x 25             | 37 x 25        | 3        | 3       | N        |
| Between Third Ave. & Second Ave.    | East 95th Street | 1/17/13   | \$5,000,000  | 3,456  | \$1,447   | 19 x 48             | 18 x 101       | 4        | 1       | N        |
|                                     | East 62nd Street | 3/22/13   | \$6,000,000  | 3,600  | \$1,667   | 18 x 50             | 18 x 100       | 4        | 1       | Y        |
|                                     | East 68th Street | 3/12/13   | \$6,100,000  | 3,456  | \$1,765   | 18 x 48             | 18 x 100       | 4        | 1       | N        |
|                                     | East 68th Street | 5/6/13    | \$3,000,000  | 3,456  | \$868     | 18 x 48             | 18 x 100       | 4        | 1       | N        |
|                                     | East 72nd Street | 4/10/13   | \$6,000,000  | 2,880  | \$2,083   | 15 x 51             | 15 x 102       | 4        | 2       | N        |
| Between Second Ave. & First Ave.    | East 78th Street | 6/28/13   | \$4,500,000  | 3,004  | \$1,498   | 16 x 46             | 16 x 77        | 4        | 4       | N        |
|                                     | East 69th Street | 3/4/13    | \$5,500,000  | 3,200  | \$1,719   | 17 x 50             | 17 x 77        | 4        | 1       | N        |
|                                     | East 69th Street | 6/21/13   | \$3,450,000  | 1,440  | \$2,396   | 17 x 40             | 17 x 77        | 3        | 1       | N        |
|                                     | East 81st Street | 6/25/13   | \$4,200,000  | 2,790  | \$1,505   | 15 x 45             | 15 x 102       | 4        | 1       | N        |
| Between First Ave. & York Ave.      | East 82nd Street | 5/15/13   | \$5,000,000  | 4,160  | \$1,202   | 17 x 56             | 17 x 102       | 4        | 3       | N        |
|                                     | East 84th Street | 2/15/13   | \$6,625,000  | 4,800  | \$1,380   | 20 x 60             | 20 x 102       | 4        | 2       | N        |
| Between York Ave. & East End Ave.   | East 87th Street | 4/22/13   | \$4,750,000  | 3,780  | \$1,257   | 18 x 42             | 18 x 63        | 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

|  | Street/Avenue*   | Date Sold | Price        | SqFt** | Price PSF | Building Dimensions | Lot Dimensions | Floors** | Units** | Elevator |
|--|------------------|-----------|--------------|--------|-----------|---------------------|----------------|----------|---------|----------|
| Between CPW & Columbus Ave.            | West 83rd Street | 5/7/13    | \$8,300,000  | 7,300  | \$1,137   | 17 x 66             | 17 x 102       | 5        | 1       | N        |
|  | West 95th Street | 3/22/13   | \$6,999,999  | 4,752  | \$1,473   | 18 x 70             | 18 x 101       | 4        | 1       | N        |
| Between Columbus Ave. & Broadway       | West 71st Street | 3/4/13    | \$11,800,000 | 4,788  | \$2,464   | 20 x 69             | 20 x 100       | 5        | 1       | Y        |
| Between Columbus Ave. & Amsterdam Ave. | West 88th Street | 2/6/13    | \$3,650,000  | 3,400  | \$1,074   | 17 x 50             | 17 x 101       | 4        | 2       | N        |
|  | West 88th Street | 5/8/13    | \$6,600,000  | 4,220  | \$1,564   | 18 x 55             | 18 x 101       | 4        | 2       | N        |
|  | West 95th Street | 2/28/13   | \$4,000,000  | 3,979  | \$1,005   | 17 x 50             | 17 x 101       | 4        | 1       | N        |
| Between Broadway & West End Ave.       | West 84th Street | 3/20/13   | \$3,215,000  | 2,800  | \$1,148   | 17 x 39             | 17 x 62        | 4        | 1       | N        |
|  | West 84th Street | 4/29/13   | \$6,400,000  | 5,347  | \$1,197   | 17 x 55             | 17 x 102       | 5        | 1       | Y        |
|  | West 85th Street | 5/17/13   | \$4,500,000  | 3,480  | \$1,293   | 17 x 53             | 17 x 102       | 3        | 1       | N        |
| Between West End Ave. & Riverside Dr.  | West 78th Street | 6/25/13   | \$5,300,000  | 5,345  | \$992     | 16 x 69             | 16 x 100       | 5        | 2       | N        |
| Between 105th & 106th St.              | Manhattan Avenue | 4/4/13    | \$3,675,000  | 5,500  | \$668     | 16 x 58             | 16 x 87        | 6        | 2       | N        |
| Between 107th & 108th St.              | Columbus Avenue  | 3/6/13    | \$5,714,704  | 9,426  | \$606     | 25 x 85             | 25 x 100       | 5        | 4       | N        |

# Midtown

Generally 34th Street to 59th Street

|                                   | Street/Avenue*   | Date Sold | Price        | SqFt** | Price PSF | Building Dimensions | Lot Dimensions | Floors** | Units** | Elevator |
|-----------------------------------|------------------|-----------|--------------|--------|-----------|---------------------|----------------|----------|---------|----------|
| Between Fifth Ave. & Madison Ave. | East 35th Street | 4/5/13    | \$4,000,000  | 3,664  | \$1,092   | 12 x 60             | 12 x 99        | 5        | 2       | Y        |
| Between Third Ave. & Second Ave.  | East 48th Street | 5/13/13   | \$3,350,000  | 3,790  | \$884     | 14 x 55             | 14 x 100       | 5        | 1       | N        |
| Between Second Ave. & First Ave.  | East 51st Street | 1/31/13   | \$6,950,000  | 4,000  | \$1,738   | 19 x 60             | 19 x 100       | 4        | 1       | N        |
| Between First Ave. & Beekman Pl.  | East 50th Street | 4/3/13    | \$4,300,000  | 3,420  | \$1,257   | 19 x 45             | 19 x 100       | 4        | 1       | N        |
|                                   | East 50th Street | 6/13/13   | \$3,400,000  | 3,340  | \$1,018   | 19 x 43             | 19 x 100       | 4        | 4       | N        |
| Between Eighth Ave. & Ninth Ave.  | West 46th Street | 5/22/13   | \$3,500,000  | 4,194  | \$835     | 16 x 60             | 16 x 108       | 3        | 4       | N        |
| Between Ninth Ave. & Tenth Ave.   | West 44th Street | 4/5/13    | \$4,000,000  | 3,680  | \$1,087   | 20 x 46             | 20 x 100       | 4        | 3       | N        |
|                                   | West 49th Street | 3/22/13   | \$3,228,000  | 3,984  | \$810     | 18 x 54             | 18 x 80        | 4        | 4       | N        |
|                                   | West 54th Street | 5/28/13   | \$6,850,000  | 6,352  | \$1,078   | 25 x 100            | 25 x 100       | 3        | 2       | N        |
| Between 50th & 51st St.           | Beekman Place    | 6/18/13   | \$34,350,000 | 7,226  | \$4,754   | 20 x 47             | 20 x 100       | 6        | 1       | Y        |

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# Downtown

## South of 34th Street

|                   | Street/Avenue*   | Date Sold    | Price        | SqFt**  | Price PSF | Building Dimensions | Lot Dimensions | Floors** | Units** | Elevator |
|-------------------|------------------|--------------|--------------|---------|-----------|---------------------|----------------|----------|---------|----------|
| Chelsea           | West 15th Street | 4/26/13      | \$15,500,000 | 4,610   | \$3,362   | 20 x 67             | 20 x 100       | 3        | 1       | Y        |
|                   | West 19th Street | 4/16/13      | \$7,180,000  | 3,564   | \$2,015   | 21 x 44             | 21 x 92        | 4        | 1       | N        |
|                   | West 19th Street | 4/25/13      | \$6,990,000  | 4,224   | \$1,655   | 22 x 48             | 22 x 64        | 4        | 2       | N        |
|                   | West 20th Street | 6/7/13       | \$4,250,000  | 2,880   | \$1,476   | 17 x 50             | 17 x 92        | 4        | 2       | N        |
|                   | West 20th Street | 6/27/13      | \$7,935,000  | 1,260   | \$6,298   | 27 x 30             | 27 x 75        | 4        | 1       | N        |
|                   | West 21st Street | 4/4/13       | \$5,867,000  | 3,486   | \$1,683   | 21 x 36             | 21 x 99        | 4        | 3       | N        |
|                   | West 25th Street | 5/30/13      | \$4,000,000  | 3,307   | \$1,210   | 19 x 36             | 19 x 49        | 4        | 1       | N        |
|                   | West 29th Street | 2/20/13      | \$6,250,000  | 5,358   | \$1,166   | 25 x 50             | 25 x 99        | 4        | 4       | N        |
| East Village      | East 7th Street  | 3/6/13       | \$3,150,000  | 3,084   | \$1,021   | 24 x 44             | 24 x 98        | 4        | 3       | N        |
| Gramercy Park     | East 29th Street | 5/1/13       | \$1,832,500  | 2,112   | \$868     | 22 x 25             | 22 x 25        | 4        | 4       | N        |
|                   | Lexington Avenue | 2/27/13      | \$3,700,000  | 3,840   | \$964     | 16 x 60             | 16 x 85        | 4        | 2       | N        |
| Greenwich Village | West 11th Street | 4/16/13      | \$10,050,000 | 4,684   | \$2,146   | 21 x 46             | 21 x 95        | 4        | 2       | N        |
| Lower East Side   | Clinton Street   | 2/21/13      | \$3,400,000  | 7,000   | \$486     | 25 x 90             | 25 x 100       | 3        | 3       | N        |
| Tribeca           | Greenwich Street | 5/8/13       | \$17,500,000 | 6,300   | \$2,778   | 21 x 60             | 21 x 100       | 4        | 4       | Y        |
|                   | Harrison Street  | 4/18/13      | \$4,250,000  | 3,643   | \$1,167   | 25 x 40             | 25 x 63        | 4        | 1       | N        |
|                   | Hudson Street    | 2/5/13       | \$5,750,000  | 3,894   | \$1,477   | 20 x 50             | 20 x 50        | 3        | 2       | Y        |
|                   | White Street     | 6/18/13      | \$4,200,000  | 2,820   | \$1,489   | 15 x 43             | 15 x 47        | 4        | 3       | N        |
| West Village      | Barrow Street    | 5/8/13       | \$6,200,000  | 1,683   | \$3,684   | 21 x 25             | 21 x 40        | 4        | 1       | N        |
|                   | Commerce Street  | 1/30/13      | \$4,475,000  | 1,426   | \$3,138   | 20 x 25             | 20 x 40        | 4        | 1       | N        |
|                   | Downing Street   | 4/5/13       | \$7,275,000  | 4,875   | \$1,492   | 25 x 65             | 25 x 70        | 3        | 2       | N        |
|                   | Eighth Avenue    | 6/3/13       | \$3,500,000  | 2,400   | \$1,458   | 20 x 30             | 20 x 50        | 3        | 2       | N        |
|                   | Greenwich Avenue | 2/11/13      | \$6,700,000  | 3,024   | \$2,216   | 21 x 48             | 21 x 76        | 4        | 1       | N        |
|                   | Perry Street     | 2/1/13       | \$4,800,000  | 3,320   | \$1,446   | 22 x 42             | 22 x 95        | 4        | 3       | N        |
|                   | West 10th Street | 1/16/13      | \$5,500,000  | 7,657   | \$718     | 27 x 97             | 27 x 97        | 3        | 3       | Y        |
|                   | West 11th Street | 4/18/13      | \$5,850,000  | 1,880   | \$3,112   | 19 x 25             | 19 x 45        | 4        | 1       | N        |
|                   | West 11th Street | 5/1/13       | \$6,150,000  | 3,040   | \$2,023   | 20 x 38             | 20 x 54        | 4        | 2       | N        |
|                   | West 13th Street | 2/25/13      | \$4,950,000  | 3,948   | \$1,254   | 21 x 47             | 21 x 75        | 4        | 3       | N        |
| West 4th Street   | 2/28/13          | \$9,550,000  | 2,720        | \$3,511 | 17 x 40   | 17 x 50             | 4              | 1        | N       |          |
| West 4th Street   | 5/22/13          | \$12,500,000 | 3,710        | \$3,369 | 20 x 42   | 20 x 72             | 4              | 2        | Y       |          |

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# Upper 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 | 1/17/13   | \$1,250,000 | 4,554  | \$274     | 33 x 46             | 34 x 101       | 3        | 3       | N        |
|                                 | East 116th Street | 5/7/13    | \$1,238,000 | 3,680  | \$336     | 20 x 48             | 20 x 101       | 4        | 4       | N        |
|                                 | East 120th Street | 4/2/13    | \$905,000   | 2,736  | \$331     | 19 x 39             | 19 x 101       | 3        | 1       | N        |
|                                 | East 121st Street | 3/27/13   | \$755,000   | 3,375  | \$224     | 15 x 43             | 15 x 74        | 4        | 3       | N        |
|                                 | East 129th Street | 6/18/13   | \$929,000   | 2,637  | \$352     | 17 x 52             | 17 x 100       | 4        | 4       | N        |
|                                 | First Avenue      | 3/20/13   | \$450,000   | 3,168  | \$142     | 18 x 44             | 19 x 75        | 4        | 4       | N        |
|                                 | First Avenue      | 3/20/13   | \$450,000   | 3,168  | \$142     | 18 x 44             | 19 x 75        | 4        | 4       | N        |
|                                 | Pleasant Avenue   | 4/3/13    | \$800,000   | 3,000  | \$267     | 15 x 50             | 15 x 74        | 3        | 2       | N        |
| Hamilton Heights/<br>Sugar Hill | Hamilton Terrace  | 1/23/13   | \$1,100,000 | 3,756  | \$293     | 18 x 52             | 18 x 100       | 3        | 2       | N        |
|                                 | Sylvan Terrace    | 3/15/13   | \$790,000   | 1,500  | \$527     | 21 x 25             | 21 x 34        | 3        | 1       | N        |
|                                 | West 146th Street | 4/22/13   | \$650,000   | 2,265  | \$287     | 14 x 53             | 14 x 100       | 3        | 4       | N        |
|                                 | West 150th Street | 4/9/13    | \$870,000   | 1,424  | \$611     | 17 x 35             | 17 x 100       | 4        | 2       | N        |
|                                 | West 160th Street | 5/24/13   | \$930,000   | 2,954  | \$315     | 18 x 54             | 18 x 100       | 3        | 4       | N        |
|                                 | West 162nd Street | 2/6/13    | \$450,000   | 3,925  | \$115     | 20 x 52             | 20 x 98        | 4        | 2       | N        |
|                                 | West 162nd Street | 6/19/13   | \$1,800,000 | 3,972  | \$453     | 20 x 52             | 20 x 98        | 4        | 2       | N        |
| Harlem                          | Edgecombe Avenue  | 4/12/13   | \$760,000   | 1,755  | \$433     | 18 x 37             | 22 x 54        | 3        | 3       | N        |
|                                 | Lenox Avenue      | 6/19/13   | \$1,700,000 | 3,970  | \$428     | 17 x 75             | 17 x 75        | 4        | 3       | N        |
|                                 | Lenox Avenue      | 6/19/13   | \$872,000   | 2,646  | \$330     | 16 x 50             | 17 x 74        | 4        | 4       | N        |
|                                 | Manhattan Avenue  | 1/24/13   | \$975,000   | 2,660  | \$367     | 18 x 40             | 18 x 50        | 3        | 3       | N        |
|                                 | West 112th Street | 4/25/13   | \$1,550,000 | 2,496  | \$621     | 16 x 52             | 17 x 101       | 3        | 2       | N        |
|                                 | West 113th Street | 3/4/13    | \$1,325,000 | 3,200  | \$414     | 17 x 50             | 17 x 101       | 3        | 3       | N        |
|                                 | West 119th Street | 5/2/13    | \$1,820,000 | 2,700  | \$674     | 17 x 52             | 17 x 101       | 4        | 3       | N        |
|                                 | West 119th Street | 5/30/13   | \$1,212,000 | 4,680  | \$259     | 18 x 55             | 18 x 101       | 4        | 3       | N        |
|                                 | West 120th Street | 1/22/13   | \$2,895,000 | 3,660  | \$791     | 18 x 60             | 18 x 101       | 4        | 1       | N        |
|                                 | West 120th Street | 2/28/13   | \$1,450,000 | 2,963  | \$489     | 17 x 55             | 17 x 101       | 4        | 2       | N        |
|                                 | West 120th Street | 3/6/13    | \$2,200,000 | 4,232  | \$520     | 17 x 50             | 17 x 101       | 4        | 1       | N        |
|                                 | West 120th Street | 6/17/13   | \$2,999,000 | 3,480  | \$862     | 17 x 50             | 17 x 101       | 4        | 1       | N        |
|                                 | West 121st Street | 3/14/13   | \$2,425,000 | 4,880  | \$497     | 20 x 55             | 20 x 101       | 3        | 3       | N        |
|                                 | West 123rd Street | 5/22/13   | \$750,000   | 2,499  | \$300     | 17 x 50             | 17 x 101       | 3        | 4       | N        |
|                                 | West 126th Street | 3/4/13    | \$1,200,000 | 3,307  | \$363     | 17 x 55             | 17 x 100       | 4        | 3       | N        |
|                                 | West 127th Street | 2/27/13   | \$1,400,000 | 2,839  | \$493     | 19 x 50             | 19 x 100       | 4        | 4       | N        |
|                                 | West 128th Street | 5/13/13   | \$875,000   | 2,715  | \$322     | 18 x 48             | 18 x 100       | 3        | 4       | N        |
|                                 | West 130th Street | 5/23/13   | \$665,000   | 3,502  | \$190     | 18 x 100            | 18 x 100       | 3        | 2       | N        |
|                                 | West 132nd Street | 3/7/13    | \$1,475,000 | 3,600  | \$410     | 16 x 50             | 16 x 100       | 3        | 3       | N        |
|                                 | West 132nd Street | 3/20/13   | \$1,525,000 | 3,400  | \$449     | 17 x 50             | 17 x 100       | 4        | 3       | N        |
|                                 | West 138th Street | 1/18/13   | \$725,000   | 4,696  | \$154     | 25 x 95             | 25 x 100       | 2        | 4       | N        |
|                                 | West 138th Street | 5/24/13   | \$915,000   | 1,980  | \$462     | 15 x 44             | 15 x 100       | 2        | 1       | N        |
|                                 | West 138th Street | 6/11/13   | \$1,750,000 | 2,775  | \$631     | 17 x 55             | 17 x 100       | 4        | 1       | N        |
|                                 | West 139th Street | 1/22/13   | \$1,400,000 | 2,715  | \$516     | 17 x 50             | 17 x 100       | 4        | 1       | N        |
|                                 | West 139th Street | 2/1/13    | \$1,495,000 | 4,064  | \$368     | 19 x 53             | 19 x 100       | 4        | 1       | 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

|                    | Street/Avenue*    | Date Sold | Price       | SqFt** | Price PSF | Building Dimensions | Lot Dimensions | Floors** | Units** | Elevator |
|--------------------|-------------------|-----------|-------------|--------|-----------|---------------------|----------------|----------|---------|----------|
| Harlem             | West 139th Street | 6/3/13    | \$900,000   | 3,544  | \$254     | 17 x 52             | 17 x 100       | 4        | 2       | N        |
|                    | West 140th Street | 3/24/13   | \$505,000   | 3,000  | \$168     | 15 x 50             | 15 x 100       | 4        | 1       | N        |
|                    | West 147th Street | 6/19/13   | \$880,000   | 2,640  | \$333     | 12 x 55             | 12 x 100       | 4        | 2       | N        |
|                    | West 148th Street | 1/29/13   | \$1,260,000 | 3,273  | \$385     | 17 x 66             | 17 x 100       | 4        | 2       | N        |
|                    | West 150th Street | 4/25/13   | \$1,212,500 | 5,637  | \$215     | 16 x 54             | 16 x 100       | 3        | 2       | N        |
| Inwood             | Adrian Avenue     | 3/25/13   | \$440,000   | 2,249  | \$196     | 24 x 32             | 63 x 110       | 3        | 2       | N        |
| Washington Heights | Audubon Avenue    | 1/31/13   | \$620,000   | 2,500  | \$248     | 18 x 50             | 18 x 50        | 2        | 2       | N        |
|                    | West 156th Street | 5/13/13   | \$997,885   | 3,000  | \$333     | 17 x 50             | 17 x 100       | 4        | 2       | N        |
|                    | West 161st Street | 2/6/13    | \$1,128,500 | 2,900  | \$389     | 16 x 50             | 16 x 100       | 3        | 2       | N        |
|                    | West 168th Street | 3/21/13   | \$1,150,000 | 2,200  | \$523     | 16 x 50             | 17 x 95        | 4        | 3       | N        |
|                    | West 169th Street | 5/7/13    | \$3,300,000 | 6,649  | \$496     | 25 x 40             | 27 x 87        | 6        | 2       | 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.

**Park Avenue**

499 Park Avenue  
New York, NY 10022  
212.734.0010

**West Side**

408 Columbus Avenue  
New York, NY 10024  
212.769.3000

**SoHo**

451 West Broadway  
New York, NY 10012  
212.253.9300

**Brooklyn Heights**

150 Montague Street  
Brooklyn, NY 11201  
718.613.2000

**East Hampton**

3 North Main Street  
East Hampton, NY 11937  
631.324.6100

**Boerum Hill**

495 Atlantic Avenue  
Brooklyn, NY 11217  
718.613.2090

**Park Slope**

76 Seventh Avenue  
Brooklyn, NY 11217  
718.399.2222

**Park Slope**

244 Fifth Avenue  
Brooklyn, NY 11215  
718.622.9300

**Riverdale**

3531 Johnson Avenue  
Riverdale, NY 10463  
718.878.1700

**Riverdale Mosholu**

5626 Mosholu Avenue  
Riverdale, NY 10471  
718.549.4116

**Hudson Valley**

526 Warren Street  
Hudson, NY 12534  
518.828.0181

**Commercial Sales**

770 Lexington Avenue  
New York, NY 10065  
212.381.3208

**Darien**

671 Boston Post Road  
Darien, CT 06820  
203.655.1418

**Greenwich**

2 Greenwich Office Park  
Greenwich, CT 06830  
203.869.8100

**East Side**

770 Lexington Avenue  
New York, NY 10065  
212.317.7800

**Village**

831 Broadway  
New York, NY 10003  
212.253.9300

**Harlem**

175 Lenox Avenue  
New York, NY 10026  
212.381.2570

**Cobble Hill**

162 Court Street  
Brooklyn, NY 11201  
718.613.2020

**Southampton**

31 Main Street  
Southampton, NY 11968  
631.283.2883

**Metro New Jersey**

79 Hudson Street  
Hoboken, NJ 07030  
201.478.6700

**Development Marketing**

831 Broadway  
New York, NY 10003  
212.253.9300

**Global Services**

770 Lexington Avenue  
New York, NY 10065  
800.765.2692 x6521

**New Canaan**

183 Elm Street  
New Canaan, CT 06840  
203.966.7800

**Rowayton**

140 Rowayton Avenue  
Rowayton, CT 06853  
203.655.1418

**Stamford**

1099 High Ridge Road  
Stamford, CT 06905  
203.329.8801

**Westport**

379 Post Road East  
Westport, CT 06880  
203.221.0666

**Wilton**

21 River Road  
Wilton, CT 06897  
203.762.8118

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*Prepared by Gregory Heym, Chief Economist, Halstead Property, LLC*

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