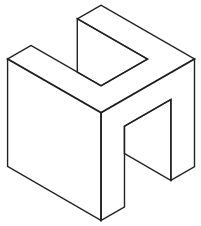


# First Half 2018

## Market Report Manhattan Townhouses



**HALSTEAD**  
REAL ESTATE

LUXURY PORTFOLIO  
INTERNATIONAL

*Leading* REAL ESTATE  
COMPANIES  
OF THE WORLD



# East Side

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



Halstead.com WEB# 16713339

	Address*	Date Sold	Price	SqFt**	Price PSF	Building Dimensions	Lot Dimensions	Floors**	Units**	Elevator
Between Fifth Ave. & Madison Ave.	7 East 67th Street	4/4/18	\$28,500,000	11,500	\$2,478	25 x 65	25 x 100	5	1	Y
	16 East 69th Street	3/14/18	\$39,000,000	12,111	\$3,220	33 x 75	33 x 100	5	1	Y
	16 East 78th Street	5/9/18	\$18,375,000	6,300	\$2,917	17 x 60	17 x 102	5	1	Y
Between Madison Ave. & Park Ave.	63 East 82nd Street	2/27/18	\$13,250,000	9,035	\$1,467	20 x 68	20 x 102	5	1	Y
	46 East 83rd Street	5/18/18	\$15,500,000	7,523	\$2,060	18 x 56	18 x 102	5	1	Y
Between Park Ave. & Lexington Ave.	110 East 64th Street	1/9/18	\$9,500,000	4,935	\$1,925	18 x 55	18 x 100	5	1	Y
	113 East 79th Street	5/10/18	\$30,000,000	5,138	\$5,839	20 x 50	20 x 102	4	1	Y
	115 East 79th Street	5/10/18	\$16,250,000	6,800	\$2,390	20 x 50	20 x 102	5	1	Y
Between Lexington Ave. & Third Ave.	143 East 63rd Street	1/31/18	\$15,225,000	8,000	\$1,903	25 x 54	25 x 100	3	1	N
	146 East 65th Street	4/2/18	\$20,000,000	9,777	\$2,046	40 x 61	40 x 100	5	2	Y
Between Third Ave. & Second Ave.	230 East 68th Street	6/25/18	\$6,925,000	3,456	\$2,004	18 x 48	18 x 100	4	1	N
	238 East 68th Street	6/26/18	\$11,150,000	5,830	\$1,913	18 x 48	18 x 100	4	1	N
	233 East 78th Street	4/30/18	\$5,150,000	3,750	\$1,373	14 x 50	14 x 102	4	1	N
Between Second Ave. & First Ave.	324 East 69th Street	5/24/18	\$4,940,500	3,040	\$1,625	17 x 40	17 x 77	4	2	N
	334 East 69th Street	1/12/18	\$5,100,000	2,880	\$1,771	17 x 40	17 x 77	4	2	N
	347 East 84th Street	4/16/18	\$8,200,000	3,296	\$2,488	20 x 40	20 x 102	4	1	Y
	308 East 86th Street	1/12/18	\$12,488,851	4,185	\$2,984	18 x 45	18 x 102	4	4	N
Between First Ave. & York Ave.	427 East 85th Street	5/14/18	\$8,700,000	6,775	\$1,284	25 x 60	25 x 102	4	1	Y
	433 East 85th Street	6/8/18	\$5,550,000	3,768	\$1,473	17 x 57	17 x 102	4	3	N
Between York Ave. & East End Ave.	505 East 84th Street	1/10/18	\$3,950,000	4,000	\$988	20 x 50	20 x 102	3	3	N
	14 Henderson Place	6/25/18	\$3,450,000	2,448	\$1,409	18 x 35	18 x 46	4	2	N
Between 91st & 92nd St.	1145 Park Avenue	1/29/18	\$8,000,000	7,412	\$1,079	16 x 46	16 x 70	4	1	Y
Between 92nd & 93rd St.	1302 Madison Avenue	3/29/18	\$8,000,000	4,541	\$1,762	20 x 54	20 x 73	4	2	N

This report only includes closed sales where deeds have been recorded at the Office of the City Register.

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\*\* Estimated. All measurements including the number of floors and units are taken from tax roll data or broker reported.

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# West Side

Generally 59th to 110th Street,  
Hudson River to West of Fifth Avenue



Halstead.com WEB# 15274528

	Address *	Date Sold	Price	SqFt **	Price PSF	Building Dimensions	Lot Dimensions	Floors **	Units **	Elevator
Between CPW & Columbus Ave.	29 West 75th Street	2/14/18	\$15,749,500	7,698	\$2,046	22 x 87	22 x 102	5	2	Y
	28 West 76th Street	1/19/18	\$13,100,000	6,000	\$2,183	20 x 58	20 x 102	5	1	N
	48 West 85th Street	4/30/18	\$9,000,000	7,375	\$1,220	20 x 66	20 x 102	5	2	N
	16 West 88th Street	6/13/18	\$8,000,000	6,890	\$1,161	18 x 60	18 x 101	5	1	N
	47 West 95th Street	5/4/18	\$5,399,156	4,024	\$1,342	18 x 52	18 x 101	4	2	N
Between Columbus Ave. & Amsterdam Ave.	161 West 91st Street	5/4/18	\$8,072,000	3,984	\$2,026	17 x 62	17 x 101	4	1	Y
Between Amsterdam Ave. & Broadway	529 West 113th Street	2/13/18	\$5,800,000	6,810	\$852	20 x 55	20 x 101	5	3	N
Between West End Ave. & Riverside Dr.	308 West 88th Street	1/10/18	\$12,500,000	6,045	\$2,068	21 x 70	21 x 101	5	1	Y
	308 West 90th Street	6/19/18	\$3,900,000	4,084	\$955	15 x 68	15 x 101	4	4	N



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# Midtown

Generally 34th Street  
to 59th Street



Halstead.com WEB# 17000068

	Address*	Date Sold	Price	SqFt**	Price PSF	Building Dimensions	Lot Dimensions	Floors**	Units**	Elevator
Between Park Ave. & Lexington Ave.	115 East 35th Street	6/5/18	\$3,825,000	3,664	\$1,044	12 x 60	12 x 99	4	2	Y
	124 East 36th Street	6/14/18	\$5,625,000	3,985	\$1,412	17 x 43	17 x 74	5	3	N
	121 East 38th Street	1/23/18	\$7,750,000	6,092	\$1,272	17 x 54	17 x 99	5	2	Y
Between Lexington Ave. & Third Ave.	156 East 36th Street	5/3/18	\$4,800,000	2,427	\$1,978	41 x 20	41 x 20	3	1	N
Between 57th & 58th St.	19 Sutton Place	1/12/18	\$7,000,000	3,919	\$1,786	17 x 49	17 x 51	4	1	Y
	14 Sutton Square	3/29/18	\$12,055,000	4,950	\$2,435	17 x 47	17 x 52	5	1	Y



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# Downtown

34th-14th Street



Halstead.com WEB# 18150133

	Address*	Date Sold	Price	SqFt**	Price PSF	Building Dimensions	Lot Dimensions	Floors**	Units**	Elevator
Chelsea	209 West 22nd Street	6/14/18	\$4,650,000	2,776	\$1,675	17 x 37	17 x 49	4	1	N
	362 West 30th Street	2/1/18	\$4,400,000	2,445	\$1,800	20 x 40	20 x 99	4	4	N
Gramercy Park	208 East 18th Street	6/7/18	\$9,900,000	5,484	\$1,805	23 x 59	46 x 92	4	1	Y
	353 East 19th Street	5/8/18	\$3,900,000	4,000	\$975	20 x 50	20 x 92	4	2	N
	150 East 22nd Street	6/7/18	\$14,250,000	7,000	\$2,036	20 x 60	20 x 99	3	1	Y
Murray Hill/Kips Bay	219 East 31st Street	3/28/18	\$4,995,000	4,165	\$1,199	17 x 49	17 x 99	4	2	N



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# Downtown

## South of 14th Street



Halstead.com WEB# 17603024

	Address *	Date Sold	Price	SqFt **	Price PSF	Building Dimensions	Lot Dimensions	Floors **	Units **	Elevator
East Village	317 East 10th Street	3/29/18	\$5,850,000	4,100	\$1,427	25 x 40	25 x 95	4	4	N
	203 East 7th Street	5/9/18	\$6,250,000	6,280	\$995	20 x 68	20 x 98	6	4	N
Greenwich Village	76 Macdougall Street	4/9/18	\$7,900,000	3,360	\$2,351	20 x 42	20 x 100	4	1	N
Lower East Side	38 Canal Street	5/30/18	\$5,250,000	1,880	\$2,793	20 x 30	20 x 30	4	4	N
SoHo	20 Sullivan Street	1/11/18	\$13,000,000	6,353	\$2,046	25 x 45	25 x 67	5	1	Y
TriBeCa	142 Watts Street	1/10/18	\$9,000,000	5,625	\$1,600	20 x 56	20 x 56	5	4	N
	229 West Broadway	6/28/18	\$8,125,000	2,820	\$2,881	15 x 43	15 x 47	4	3	N
West Village	131 Charles Street	6/18/18	\$10,486,000	5,000	\$2,097	25 x 36	25 x 97	4	3	N
	181 Christopher Street	5/2/18	\$13,500,000	3,726	\$3,623	24 x 56	24 x 64	3	2	N
	17 Commerce Street	4/12/18	\$4,800,000	2,200	\$2,182	20 x 25	20 x 40	3	1	N
	541 Hudson Street	5/30/18	\$6,750,000	3,116	\$2,166	20 x 43	20 x 74	4	3	N
	83 Leroy Street	2/14/18	\$12,900,000	4,368	\$2,953	22 x 52	22 x 100	4	1	N
	37 Perry Street	6/14/18	\$17,500,000	6,750	\$2,593	34 x 46	34 x 74	4	4	N
	114 Washington Place	4/5/18	\$5,500,000	3,200	\$1,719	18 x 42	18 x 71	3	2	N
	121 Washington Place	4/2/18	\$9,750,000	5,170	\$1,886	22 x 40	22 x 97	4	3	N
	294 West 4th Street	2/14/18	\$8,250,000	3,486	\$2,367	20 x 42	20 x 60	4	3	N
	224 West 10th Street	5/10/18	\$13,500,000	3,450	\$3,913	22 x 42	22 x 95	4	1	N
	230 West 10th Street	3/7/18	\$8,500,000	6,500	\$1,308	17 x 46	17 x 96	4	1	Y
	105 West 11th Street	3/9/18	\$10,275,000	3,036	\$3,384	21 x 52	21 x 103	3	2	N
	154 West 11th Street	3/2/18	\$7,575,000	2,400	\$3,156	21 x 40	21 x 40	3	1	N
	317 West 11th Street	1/19/18	\$15,750,000	3,200	\$4,922	20 x 40	20 x 74	4	2	N
	334 West 12th Street	5/2/18	\$6,650,000	2,820	\$2,358	20 x 36	20 x 44	5	1	N

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# Upper Manhattan

Generally North of 96th Street  
on the East Side, and  
110th Street on the West Side



Halstead.com WEB# 16298107

	Address*	Date Sold	Price	SqFt **	Price PSF	Building Dimensions	Lot Dimensions	Floors**	Units**	Elevator
East Harlem	112 East 101st Street	6/28/18	\$3,500,000	2,489	\$1,406	16 x 46	16 x 101	3	1	N
	327 East 116th Street	6/20/18	\$2,300,000	3,428	\$671	17 x 54	17 x 101	4	4	N
	100 East 117th Street	3/21/18	\$1,400,000	2,294	\$610	15 x 46	16 x 65	3	3	N
	2266 First Avenue	6/14/18	\$2,369,575	4,000	\$592	20 x 50	20 x 94	4	4	N
	379 Pleasant Avenue	4/11/18	\$2,200,000	4,300	\$512	20 x 55	20 x 85	4	3	N
Fort George	529 West 187th Street	6/20/18	\$1,395,000	2,337	\$597	19 x 42	19 x 95	4	4	N
Hamilton Heights/Sugar Hill	887 St Nicholas Avenue	1/25/18	\$1,875,000	4,576	\$410	22 x 52	22 x 90	4	3	N
	912 St Nicholas Avenue	3/15/18	\$750,500	3,008	\$250	16 x 50	16 x 62	4	2	N
	11 Sylvan Terrace	6/28/18	\$1,625,000	1,500	\$1,083	21 x 25	21 x 34	3	1	N
	2 Sylvan Terrace	5/30/18	\$1,545,000	1,650	\$936	24 x 25	24 x 35	3	2	N
	460 West 142nd Street	1/30/18	\$2,350,000	4,454	\$528	17 x 51	17 x 100	4	4	N
	476 West 142nd Street	4/26/18	\$3,450,000	4,440	\$777	17 x 53	17 x 100	4	2	N
	401 West 147th Street	3/28/18	\$980,000	3,360	\$292	16 x 55	16 x 75	4	1	N
	426 West 147th Street	3/28/18	\$3,250,000	3,072	\$1,058	19 x 52	19 x 100	4	2	N
	408 West 149th Street	5/17/18	\$2,650,000	3,210	\$826	19 x 60	19 x 100	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



Halstead.com WEB# 18502679

	Address*	Date Sold	Price	SqFt **	Price PSF	Building Dimensions	Lot Dimensions	Floors**	Units**	Elevator
Harlem	39 Bradhurst Avenue	4/10/18	\$1,700,000	3,024	\$562	18 x 42	18 x 75	4	2	N
	2011 Fifth Avenue	3/9/18	\$2,505,000	3,500	\$716	18 x 54	18 x 80	4	3	N
	2280 Seventh Avenue	6/18/18	\$3,050,000	3,854	\$791	18 x 61	18 x 65	4	2	Y
	278 West 113th Street	5/2/18	\$3,220,000	6,008	\$536	18 x 88	18 x 101	4	3	N
	28 West 119th Street	6/30/18	\$2,225,000	2,760	\$806	15 x 48	15 x 101	4	3	N
	139 West 120th Street	4/23/18	\$4,250,000	4,832	\$880	20 x 55	20 x 101	4	1	N
	363 West 120th Street	5/31/18	\$3,860,000	3,332	\$1,158	17 x 49	17 x 101	4	2	N
	346 West 123rd Street	2/23/18	\$1,785,000	3,840	\$465	16 x 60	16 x 101	4	1	N
	156 West 128th Street	2/21/18	\$999,000	2,250	\$444	17 x 44	17 x 100	4	2	N
	158 West 128th Street	6/28/18	\$2,950,000	3,544	\$832	17 x 52	17 x 100	4	2	N
	127 West 129th Street	4/3/18	\$1,650,000	2,916	\$566	12 x 55	12 x 100	4	3	N
	161A West 129th Street	3/27/18	\$2,000,000	3,280	\$610	20 x 42	20 x 100	4	3	N
	113 West 131st Street	4/4/18	\$2,400,000	2,805	\$856	17 x 53	17 x 100	4	3	N
	118 West 132nd Street	2/6/18	\$1,710,000	2,250	\$760	15 x 48	15 x 100	4	4	N
	123 West 132nd Street	5/3/18	\$800,000	3,400	\$235	17 x 50	17 x 100	4	1	N
	154 West 132nd Street	3/2/18	\$2,575,000	2,199	\$1,171	15 x 47	15 x 100	4	1	N
	196 West 134th Street	1/16/18	\$1,797,625	3,320	\$541	18 x 45	18 x 100	4	3	N
	129 West 136th Street	4/5/18	\$1,500,000	3,374	\$445	16 x 50	16 x 100	4	4	N
	135 West 136th Street	3/2/18	\$1,950,000	3,552	\$549	16 x 74	16 x 100	4	3	N
	137 West 136th Street	3/22/18	\$2,000,000	3,706	\$540	16 x 76	16 x 100	4	1	N
	205 West 138th Street	6/28/18	\$2,375,000	4,600	\$516	17 x 51	17 x 100	4	2	N
	251 West 138th Street	2/16/18	\$4,000,000	4,500	\$889	20 x 56	32 x 100	4	1	N
	267 West 138th Street	4/23/18	\$2,500,000	2,913	\$858	17 x 63	17 x 100	4	4	N
	322 West 140th Street	5/29/18	\$1,800,000	3,000	\$600	15 x 50	15 x 100	4	2	N
	528 West 142nd Street	2/14/18	\$3,400,000	3,114	\$1,092	20 x 50	20 x 100	4	3	N
	607 West 146th Street	5/31/18	\$3,150,000	4,000	\$788	20 x 44	20 x 100	4	2	N
	616 West 148th Street	3/23/18	\$2,750,000	3,000	\$917	15 x 46	15 x 100	4	2	N
	594 West 152nd Street	1/22/18	\$1,800,000	3,328	\$541	16 x 52	16 x 75	5	1	N
Washington Heights	552 West 161st Street	4/11/18	\$1,749,000	2,500	\$700	16 x 52	16 x 100	3	2	N
	656 West 170th Street	5/10/18	\$2,000,000	3,200	\$625	18 x 40	18 x 90	4	2	N
	524 West 175th Street	6/1/18	\$1,275,000	2,592	\$492	18 x 48	18 x 95	3	2	N
	528 West 175th Street	1/3/18	\$998,500	2,592	\$385	18 x 48	18 x 95	3	2	N



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# HALSTEAD

REAL ESTATE

## OFFICES

### MANHATTAN PARK AVENUE

499 Park Avenue  
New York, NY 10022  
212.734.0010

### EAST SIDE

770 Lexington Avenue  
New York, NY 10065  
212.317.7800

### WEST SIDE

408 Columbus Avenue  
New York, NY 10024  
212.769.3000

### VILLAGE

831 Broadway  
New York, NY 10003  
212.381.6500

### SOHO

451 West Broadway  
New York, NY 10012  
212.381.4200

### HARLEM

2169 Frederick Douglass Boulevard  
New York, NY 10026  
212.381.2570

### WASHINGTON HEIGHTS

819 West 187th Street  
New York, NY 10033  
212.381.2452

### BRONX RIVERDALE JOHNSON

3531 Johnson Avenue  
Riverdale, NY 10463  
718.878.1700

### RIVERDALE MOSHOLU

5626 Mosholu Avenue  
Riverdale, NY 10471  
718.549.4116

### BROOKLYN BROOKLYN HEIGHTS

122 Montague Street  
Brooklyn, NY 11201  
718.613.2000

### NORTH SLOPE

76 Seventh Avenue  
Brooklyn, NY 11217  
718.399.2222

### PARK SLOPE

160 7th Avenue  
Brooklyn, NY 11215  
718.878.1960

### COBBLE HILL

162 Court Street  
Brooklyn, NY 11201  
718.613.2020

### BEDFORD STUYVESANT

1191 Bedford Avenue,  
Brooklyn, NY 11216  
718.878.1750

### STUYVESANT HEIGHTS

316 Stuyvesant Avenue,  
Brooklyn, NY 11233  
718.613.2800

### SOUTH SLOPE

1214 8th Avenue  
Brooklyn, NY 11215  
718.878.1888

### FORT GREENE

725 Fulton Street  
Brooklyn, NY 1127  
718.613.2800

### HUDSON VALLEY HUDSON

526 Warren Street  
Hudson, NY 12534  
518.828.0181

### CONNECTICUT DARIEN

671 Boston Post Road  
Darien, CT 06820  
203.655.1418

### NEW CANAAN - ELM STREET

183 Elm Street  
New Canaan, CT 06840  
203.966.7800

### NEW CANAAN - SOUTH AVENUE

6 South Avenue  
New Canaan, CT 06840  
203.966.7772

### ROWAYTON

140 Rowayton Avenue  
Rowayton, CT 06853  
203.655.1418

### GREENWICH

125 Mason Street  
Greenwich, CT 06830  
203.869.8100

### 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

### QUEENS LONG ISLAND CITY

47-12 Vernon Boulevard  
Queens, NY 1110  
718.878.1800

### FOREST HILLS

108-23 Ascan Avenue  
Forest Hills, NY 11375  
718.520.0303

### NEW JERSEY HOBOKEN

200 Washington Street  
Hoboken, NJ 07030  
201.478.6700

### MONTCLAIR

635 Valley Road,  
Montclair, NJ 07030  
973.744.6033

### HAMPTONS EAST HAMPTON

2 Newtown Lane  
East Hampton, NY 11937  
631.324.6100

### SOUTHAMPTON

31 Main Street  
Southampton, NY 11968  
631.283.2883

### CORPORATE COMMERCIAL SALES

770 Lexington Avenue  
New York, NY 10065  
212.381.3208

### DEVELOPMENT MARKETING

445 Park Avenue  
New York, NY 10022  
212.521.5703

### GLOBAL SERVICES

770 Lexington Avenue  
New York, NY 10065  
212.381.6521

### MANAGEMENT COMPANY

770 Lexington Avenue, 7th floor  
New York, NY, 10065  
212.508.7272

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Halstead Manhattan.

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