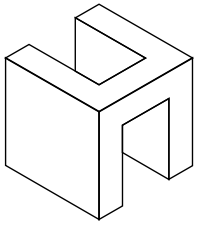


# Second Half 2019 Market Report Manhattan Townhouses



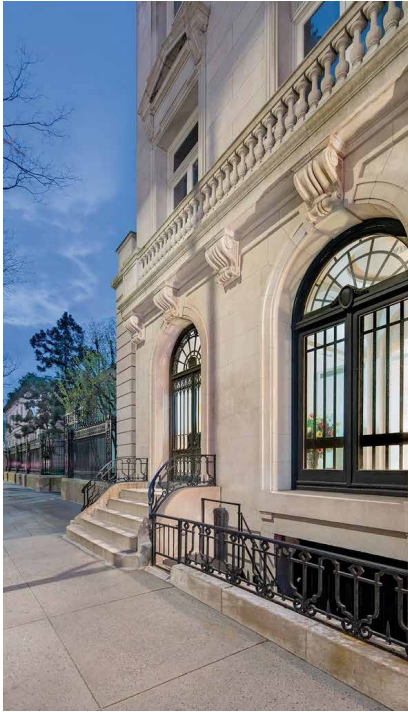
**HALSTEAD**  
REAL ESTATE

**LP** 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# 19526323

	Address*	Date Sold	Price	SqFt**	Price PSF	Building Dimensions	Lot Dimensions	Floors**	Units**
Carnegie Hill	107 East 91st Street	8/29/2019	\$5,250,000	4,329	\$1,213	15 x 57	15 x 100	5	1
	3 East 94th Street	11/6/2019	\$21,000,000	9,850	\$2,132	25 x 60	25 x 101	6	1
	158 East 95th Street	7/8/2019	\$4,650,000	3,456	\$1,345	18.75 x 48	18.75 x 100.67	4	2
Lenox Hill	235 East 72nd Street	12/17/2019	\$10,750,000	2,634	\$4,081	18 x 48	18 x 102.17	4	1
Upper East Side	36 East 64th Street	10/30/2019	\$9,737,500	7,500	\$1,298	17 x 88	17 x 100	5	1
	49 East 67th Street	10/23/2019	\$11,750,000	8,926	\$1,316	20 x 55	20 x 100.42	5	1
	18 East 73rd Street	9/11/2019	\$27,000,000	10,080	\$2,679	22.6 x 70	22.6 x 100	5	1
	128 East 73rd Street	10/10/2019	\$14,999,999	9,050	\$1,657	30 x 60	30 x 102	4	2
	132 East 74th Street	7/8/2019	\$7,500,000	5,161	\$1,453	24 x 56	24 x 102	5	2
	159 East 78th Street	12/5/2019	\$7,225,000	2,052	\$3,521	18 x 38	18 x 102	4	1
	46 East 82nd Street	10/30/2019	\$15,100,000	7,352	\$2,054	18 x 70	18 x 100	5	1
	159 East 82nd Street	10/18/2019	\$6,950,000	3,420	\$2,032	19.17 x 45	19.17 x 82	3	1
	807 Park Avenue	12/5/2019	\$24,000,000	21,999	\$1,091	25 x 60	25 x 75	12	3



This report only includes closed sales where deeds have been recorded at the Office of the City Register.  
 \* Includes only 1-3 family dwellings, or buildings purchased for conversion to a 1-3 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



Halstead.com WEB# 19272215

	Address*	Date Sold	Price	SqFt**	Price PSF	Building Dimensions	Lot Dimensions	Floors**	Units**
Upper West Side	323 West 88th Street	11/21/2019	\$9,999,999	8,500	\$1,176	20 x 80	20 x 100.67	7	1
	128 West 95th Street	12/17/2019	\$6,500,000	5,500	\$1,182	17 x 50	17 x 100.67	4	1



This report only includes closed sales where deeds have been recorded at the Office of the City Register.  
 \* Includes only 1-3 family dwellings, or buildings purchased for conversion to a 1-3 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.

# Midtown

Generally 34th Street  
to 59th Street

	Address*	Date Sold	Price	SqFt**	Price PSF	Building Dimensions	Lot Dimensions	Floors**	Units**
Murray Hill	142 East 38th Street	10/18/2019	\$4,080,000	4,000	\$1,020	20 x 50	20 x 98.75	4	2
Sutton	3 Riverview Terrace	11/13/2019	\$6,500,000	4,400	\$1,477	16.67 x 40	16.67 x 75	3	1
	1 Sutton Place	10/8/2019	\$13,000,000	7,000	\$1,857	20.42 x 70.25	20.42 x 70.25	4	1



This report only includes closed sales where deeds have been recorded at the Office of the City Register.  
\* Includes only 1-3 family dwellings, or buildings purchased for conversion to a 1-3 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.



# Downtown

## 34th-14th Street



Halstead.com WEB# 19461493

	Address*	Date Sold	Price	SqFt**	Price PSF	Building Dimensions	Lot Dimensions	Floors**	Units**
Chelsea	483 West 22nd Street	9/3/2019	\$6,725,000	4,150	\$1,620	15.67 x 50	15.67 x 98.75	5	1
	278 West 25th Street	8/27/2019	\$4,100,000	2,736	\$1,499	19 x 33	19 x 49	3	2
	448 West 25th Street	10/7/2019	\$4,800,000	3,900	\$1,231	20 x 43	20 x 98.75	4	3
Gramercy	217 East 17th Street	9/19/2019	\$4,700,000	4,125	\$1,139	15 x 54	15 x 92	4	2



This report only includes closed sales where deeds have been recorded at the Office of the City Register.  
\* Includes only 1-3 family dwellings, or buildings purchased for conversion to a 1-3 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.

# Downtown

## South of 14th Street



Halstead.com WEB# 18923067

	Address*	Date Sold	Price	SqFt**	Price PSF	Building Dimensions	Lot Dimensions	Floors**	Units**
East Village	743 East 6th Street	7/24/2019	\$3,200,000.00	3,680	\$870	23 x 90	23 x 90.83	3	1
	125 East 10th Street	10/11/2019	\$7,650,000.00	4,200	\$1,821	14 x 60	14 x 95	4	1
Seaport	245 Water Street	8/14/2019	\$12,300,000.00	13,015	\$945	37.75 x 76.33	37.75 x 76.33	5	2
SoHo	50 Sullivan Street	9/13/2019	\$12,250,000.00	5,975	\$2,050	25 x 48	25 x 95	3	1
West Village	96 Bank Street	11/26/2019	\$5,125,000.00	3,750	\$1,367	18.67 x 38.83	19 x 54	2	2
	95 Barrow Street	10/15/2019	\$6,750,000.00	2,592	\$2,604	18 x 36	18 x 50	4	1
	8 Perry Street	10/18/2019	\$12,600,000.00	5,322	\$2,368	22 x 42	22 x 95	4	1
	65 Horatio Street	10/17/2019	\$4,450,000.00	2,296	\$1,938	19 x 25	33 x 25	4	2
	23 Perry Street	8/19/2019	\$14,100,000.00	4,570	\$3,085	19 x 48	19 x 64	4	1
	255 West 11th Street	10/25/2019	\$17,450,000.00	3,520	\$4,957	20 x 44	20 x 70	4	3



This report only includes closed sales where deeds have been recorded at the Office of the City Register.  
 \* Includes only 1-3 family dwellings, or buildings purchased for conversion to a 1-3 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.

# Upper Manhattan

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



Halstead.com WEB# 19432409

	Address*	Date Sold	Price	SqFt**	Price PSF	Building Dimensions	Lot Dimensions	Floors**	Units**
Central Harlem	41 Bradhurst Avenue	10/10/2019	\$1,750,000.00	2,984	\$586	18 x 42	18 x 72	4	2
	5 West 119th Street	8/19/2019	\$1,825,000.00	2,224	\$821	14 x 38	14 x 53.92	4	2
	34 West 119th Street	12/30/2019	\$2,226,825.00	3,708	\$601	18 x 50	18 x 100.92	3	3
	19 West 120th Street	12/18/2019	\$4,700,000.00	5,500	\$855	20 x 55	20 x 100.92	4	2
	134 West 121st Street	11/19/2019	\$2,700,000.00	5,800	\$466	20 x 68	20 x 100.92	4	2
	34 West 128th Street	11/18/2019	\$2,075,000.00	5,200	\$399	25 x 52	25 x 99.92	4	3
	16 West 131st Street	12/18/2019	\$1,260,000.00	3,440	\$366	15 x 54	15 x 84.92	4	2
	102 West 131st Street	12/5/2019	\$2,875,000.00	5,430	\$529	16.67 x 99.92	16.67 x 99.92	4	2
	236 West 132nd Street	7/19/2019	\$2,135,000.00	3,000	\$712	15 x 50	15 x 100	3	3
	116 West 133rd Street	12/30/2019	\$2,850,000.00	4,750	\$600	20 x 60	20 x 99	4	3
East Harlem	215 West 138th Street	9/11/2019	\$2,575,000.00	4,400	\$585	17 x 65	17 x 99.92	3	1
	230 West 139th Street	9/26/2019	\$1,719,000.00	4,216	\$408	17 x 62	17 x 99.92	4	1
	350 East 116th Street	10/7/2019	\$1,850,000.00	3,750	\$493	16.67 x 45	16.67 x 100.92	4	2
	350 East 120th Street	11/4/2019	\$700,000.00	2,304	\$304	16 x 36	16 x 50.42	2	1
	24 East 126th Street	11/15/2019	\$3,400,000.00	4,123	\$825	19 x 54	19 x 100	4	2
Hamilton Heights	11 East 129th Street	8/22/2019	\$1,550,000.00	2,500	\$620	16 x 38	16 x 64	4	1
	29 East 129th Street	7/17/2019	\$2,265,500.00	3,500	\$647	17 x 50	17 x 100	3	3
	327 Convent Avenue	7/9/2019	\$3,450,000.00	4,720	\$731	20 x 55	20 x 100	5	1
	331 Convent Avenue	11/4/2019	\$2,350,000.00	4,915	\$478	20 x 57	20 x 100	4	3
	389 Convent Avenue	11/25/2019	\$1,100,000.00	2,560	\$430	16 x 40	16 x 50	4	1
	457 Convent Avenue	9/20/2019	\$1,180,366.00	3,328	\$355	16 x 43	16 x 50	4	3
	50 Hamilton Terrace	10/1/2019	\$3,800,000.00	3,564	\$1,066	17 x 52	17 x 100	4	2
	473 West 140th Street	10/17/2019	\$440,000.00	3,618	\$122	18 x 70	18 x 99.92	4	2
	526 West 143rd Street	8/13/2019	\$1,800,000.00	3,392	\$531	15.08 x 50	15.08 x 99.92	3	1
	466 West 144th Street	8/29/2019	\$3,600,000.00	4,716	\$763	21 x 55	21 x 99.92	4	1
457 West 148th Street	10/30/2019	\$2,275,000.00	4,015	\$567	18.5 x 45	18.5 x 99.92	4	3	
522 West 149th Street	7/10/2019	\$2,100,000.00	3,172	\$662	15 x 52	15 x 100	4	3	

This report only includes closed sales where deeds have been recorded at the Office of the City Register.  
\* Includes only 1-3 family dwellings, or buildings purchased for conversion to a 1-3 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.

# 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**
Hudson Heights	392 Audubon Avenue	11/26/2019	\$999,000.00	1,980	\$505	18 x 40	18 x 50	2	2
	559 West 182nd Street	7/26/2019	\$1,221,900.00	2,472	\$494	16.67 x 40	16.67 x 79.75	3	1
Inwood	535 West 217th Street	10/8/2019	\$1,530,000.00	2,167	\$706	18 x 47	31 x 100	2	1
Marble Hill	12 Ft Charles Place	7/3/2019	\$1,450,000.00	4,410	\$329	28 x 46	50 x 103	3	3
	45 Ft Charles Place	8/5/2019	\$649,000.00	1,708	\$380	21 x 50	29 x 106	2	1
	61 Marble Hill Avenue	9/12/2019	\$1,090,000.00	3,738	\$292	34.5 x 37	38.58 x 66.75	2	3
	18 Van Corlear Place	11/27/2019	\$1,100,000.00	3,312	\$332	23.33 x 72	28 x 100	2	2
	36 Van Corlear Place	11/19/2019	\$710,000.00	1,528	\$465	18.75 x 32	22 x 71	3	1
Washington Heights	857 Riverside Drive	10/28/2019	\$975,000.00	2,880	\$339	22 x 35	51.33 x 139	2	2
	944 Saint Nicholas Avenue	7/18/2019	\$1,827,500.00	3,213	\$569	20.08 x 40	20.08 x 50.08	4	3
	14 Sylvan Terrace	7/2/2019	\$1,589,000.00	1,425	\$1,115	19 x 25	19 x 34	3	2
	553 West 159th Street	8/21/2019	\$1,315,000.00	2,400	\$548	15 x 40	15 x 99.92	3	2
	565 West 159th Street	7/11/2019	\$950,000.00	2,400	\$396	15 x 40	15 x 99	3	1



This report only includes closed sales where deeds have been recorded at the Office of the City Register.  
\* Includes only 1-3 family dwellings, or buildings purchased for conversion to a 1-3 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.



# 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

### BROOKLYN BROOKLYN HEIGHTS

122 Montague Street  
Brooklyn, NY 11201  
718.613.2000

### 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

### SOUTH SLOPE

1214 8th Avenue  
Brooklyn, NY 11215  
718.878.1888

### FORT GREENE

725 Fulton Street  
Brooklyn, NY 1127  
718.613.2800

### BAY RIDGE

8324 4th Avenue  
Brooklyn, NY 11209  
718.878.1880

### 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

### 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

### 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

Prepared by Gregory Heym,  
Chief Economist, and  
Alan Tsang, Senior Analyst,  
Halstead Manhattan.

©2020 by Halstead Manhattan, LLC. All  
Rights Reserved. This information  
may not be copied, commercially  
used or distributed without  
Halstead's prior consent.  
While information is believed true,  
no guaranty is made of accuracy.

