



# FIRST HALF 2015

MANHATTAN TOWNHOUSE MARKET REPORT



# East Side

Generally 59th St. to 96th St.,  
Fifth Ave. to the East River

	Address	Date Sold	Price	SqFt	Price PSF	Building Dimensions	Lot Dimensions	Floors	Units	Elevator
Between Fifth Ave. & Madison Ave.	14 East 63rd Street	5/27/15	\$22,250,000	6,559	\$3,392	25 x 72	25 x 100	5	3	Y
	26 East 80th Street	5/5/15	\$19,850,000	7,450	\$2,664	23 x 54	23 x 74	5	1	N
Between Madison Ave. & Park Ave.	36 East 64th Street	4/3/15	\$10,000,000	7,130	\$1,403	17 x 85	17 x 100	5	2	Y
	59 East 82nd Street	2/13/15	\$14,990,000	9,000	\$1,666	18 x 60	18 x 102	5	1	Y
Between Park Ave. & Lexington Ave.	130 East 64th Street	6/30/15	\$6,750,000	3,964	\$1,703	15 x 65	15 x 100	4	1	N
	127 East 70th Street	1/15/15	\$37,000,000	9,408	\$3,933	40 x 60	40 x 100	5	1	N
	136 East 73rd Street	1/26/15	\$7,825,000	4,200	\$1,863	15 x 60	15 x 102	4	3	N
	110 East 78th Street	1/5/15	\$8,950,000	4,450	\$2,011	17 x 60	17 x 102	4	1	N
	125 East 78th Street	5/28/15	\$8,700,000	3,857	\$2,256	19 x 50	19 x 102	4	2	N
	113 East 91st Street	5/13/15	\$6,665,000	3,240	\$2,057	15 x 50	15 x 101	4	1	N
	134 East 95th Street	6/29/15	\$5,810,000	3,808	\$1,526	18 x 50	18 x 101	4	2	N
Between Lexington Ave. & Third Ave.	147 East 63rd Street	5/15/15	\$10,500,000	4,725	\$2,222	16 x 65	16 x 100	4	1	Y
	160 East 63rd Street	1/23/15	\$8,500,000	3,840	\$2,214	16 x 50	16 x 103	4	1	N
	175 East 64th Street	6/24/15	\$8,500,000	3,456	\$2,459	16 x 50	16 x 100	4	2	N
	169 East 71st Street	6/30/15	\$7,400,000	2,880	\$2,569	17 x 52	17 x 102	4	2	N
	182 East 75th Street	5/8/15	\$9,280,000	5,400	\$1,719	18 x 55	18 x 102	4	2	Y
	160 East 93rd Street	6/29/15	\$4,900,000	2,880	\$1,701	16 x 45	100 x 45	3	1	N
Between Third Ave. & Second Ave.	209 East 61st Street	3/9/15	\$6,404,300	4,000	\$1,601	20 x 50	20 x 100	4	2	N
	211 East 61st Street	1/22/15	\$10,875,000	3,375	\$3,222	18 x 51	18 x 100	4	1	Y
	215 East 61st Street	3/5/15	\$5,900,000	4,833	\$1,221	18 x 50	18 x 100	4	1	N
Between Second Ave. & First Ave.	364 East 69th Street	6/24/15	\$4,600,000	2,268	\$2,028	17 x 40	17 x 77	3	2	Y
	308 East 81st Street	1/22/15	\$5,250,000	4,020	\$1,306	15 x 67	15 x 102	4	1	N
	339 East 87th Street	5/15/15	\$3,900,000	3,200	\$1,219	17 x 50	17 x 76	4	2	N
Between First Ave. & York Ave.	433 East 85th Street	4/20/15	\$5,300,000	3,768	\$1,407	17 x 57	17 x 102	4	3	N
	443 East 87th Street	2/4/15	\$6,500,000	5,600	\$1,161	22 x 55	22 x 100	4	1	N
Between 77th & 78th St.	1479 First Avenue	1/9/15	\$6,000,000	4,500	\$1,333	27 x 40	27 x 40	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.	26 West 71st Street	1/9/15	\$11,900,000	5,498	\$2,164	17 x 62	17 x 100	5	1	N
	9 West 82nd Street	2/17/15	\$15,000,000	7,040	\$2,131	23 x 62	23 x 102	5	2	Y
	55 West 90th Street	1/15/15	\$6,400,000	5,210	\$1,228	19 x 60	19 x 101	5	4	N
	33 West 94th Street	6/2/15	\$4,400,000	2,920	\$1,507	13 x 77	13 x 101	4	2	N
Between Columbus Ave. & Amsterdam Ave.	125 West 87th Street	5/12/15	\$5,400,000	3,400	\$1,588	17 x 50	17 x 101	4	2	N
	163 West 95th Street	6/4/15	\$5,675,000	5,448	\$1,042	18 x 58	18 x 100	4	3	N
Between Broadway & West End Ave.	296 West 92nd Street	1/22/15	\$5,771,000	3,240	\$1,781	18x58	18x101	3	1	N
Between West End Ave. & Riverside Dr.	326 West 89th Street	4/20/15	\$12,500,000	5,885	\$2,124	20 x 71	20 x 101	5	1	Y
Between 84th & 85th St.	247 Central Park West	1/30/15	\$25,000,000	6,252	\$3,999	22 x 72	22 x 100	5	1	Y

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# Midtown

Generally 34th to 59th Street,

	Address *	Date Sold	Price	SqFt **	Price PSF	Building Dimensions	Lot Dimensions	Floors **	Units **	Elevator
Between Park Ave. & Lexington Ave.	136 East 38th Street	6/18/15	\$3,625,000	2,170	\$1,671	20 x 25	40 x 25	6	1	N
Between Second Ave. & First Ave.	323 East 53rd Street	3/9/15	\$5,250,000	4,804	\$1,093	50 x 20	100 x 20	4	4	N
	323 East 58th Street	3/12/15	\$6,300,000	5,268	\$1,196	20 x 54	31 x 100	4	2	N
Between First Ave. & Beekman Pl.	414 East 50th Street	2/3/15	\$7,720,000	4,500	\$1,716	20 x 45	20 x 90	5	1	Y
Between First Ave. & Sutton Pl.	407 East 58th Street	3/16/15	\$8,150,000	3,200	\$2,547	17 x 50	17 x 100	4	1	N

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# Downtown

34th - 14th Street

	Address	Date Sold	Price	SqFt	Price PSF	Building Dimensions	Lot Dimensions	Floors	Units	Elevator
Chelsea	362 West 19th Street	4/29/15	\$7,000,000	2,340	\$2,991	20 x 38	20 x 70	4	2	N
	404 West 20th Street	4/21/15	\$7,425,000	4,562	\$1,628	25 x 37	25 x 108	4	2	N
	438 West 20th Street	1/15/15	\$7,732,344	3,232	\$2,392	17 x 50	17 x 92	4	1	Y
	231 West 22nd Street	5/22/15	\$9,500,000	4,500	\$2,111	16 x 51	16 x 99	4	1	Y
	117 West 21st Street	3/16/15	\$28,500,000	18,591	\$1,533	44 x 99	44 x 99	4	2	N
Gramercy Park	141 East 18th Street	5/11/15	\$5,800,000	3,192	\$1,817	15 x 57	15 x 79	4	3	N

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# Downtown

South of 14th Street

	Address	Date Sold	Price	SqFt	Price PSF	Building Dimensions	Lot Dimensions	Floors	Units	Elevator
East Village	436 East 13th Street	1/15/15	\$4,750,000	3,959	\$1,200	24 x 102	24 x 103	2	3	N
	118 East 1st Street	1/21/15	\$5,000,000	3,900	\$1,282	20 x 65	20 x 105	3	4	N
	526 East 5th Street	3/18/15	\$6,500,000	3,885	\$1,673	20 x 80	20 x 96	4	1	N
	243 East 7th Street	6/24/15	\$2,900,000	3,084	\$940	24 x 44	24 x 98	4	3	N
Greenwich Village	20 East 10th Street	6/9/15	\$18,250,000	5,178	\$3,525	25 x 57	25 x 92	5	1	N
	52 West 10th Street	5/13/15	\$9,040,000	3,120	\$2,897	21 x 74	21 x 92	3	2	N
	18 West 11th Street	5/28/15	\$12,000,000	5,040	\$2,381	21 x 95	21 x 95	4	1	N
	35 West 12th Street	2/18/15	\$5,500,000	2,184	\$2,518	14 x 50	14 x 73	4	1	N
	47 West 12th Street	3/17/15	\$11,400,000	5,290	\$2,155	22 x 45	22 x 71	5	4	N
Lower East Side	67 Clinton Street	5/15/15	\$7,250,000	2,000	\$3,625	20 x 50	20 x 50	6	3	N
Soho	514 Broome Street	5/7/15	\$6,887,278	2,052	\$3,356	20 x 36	20 x 50	3	2	N
	31 Charlton Street	2/2/15	\$6,470,000	2,880	\$2,247	20 x 36	20 x 100	4	2	N
South Street Seaport	134 Beekman Street	4/9/15	\$5,250,000	2,295	\$2,288	18 x 26	18 x 26	5	1	N
Tribeca	687 Greenwich Street	4/2/15	\$5,925,000	2,844	\$2,083	30 x 24	30 x 24	3	1	N
West Village	58 Bank Street	6/30/15	\$18,140,000	4,200	\$4,319	20 x 52	20 x 75	5	1	Y
	113 Bedford Street	6/5/15	\$5,300,000	1,496	\$3,543	18 x 22	18 x 44	4	1	N
	5 Carmine Street	5/5/15	\$4,500,000	1,400	\$3,214	22 x 20	33 x 20	3	1	N
	79 Christopher Street	5/8/15	\$4,600,000	2,144	\$2,146	14 x 37	14 x 90	4	1	N
	9 Commerce Street	3/27/15	\$5,550,000	2,584	\$2,148	20 x 35	20 x 40	4	1	N
	58 Downing Street	3/31/15	\$5,137,500	2,560	\$2,007	16 x 32	16 x 65	4	1	N
	13 Eighth Avenue	1/16/15	\$4,000,000	1,359	\$2,943	20 x 20	20 x 33	3	2	N
	763 Greenwich Street	3/3/15	\$17,750,000	5,518	\$3,217	21 x 46	21 x 70	5	1	Y
	31 Grove Street	6/1/15	\$12,200,000	3,792	\$3,217	21 x 58	21 x 100	4	1	N
	32 Grove Street	5/14/15	\$11,250,000	3,780	\$2,976	21 x 38	21 x 100	4	1	N
	44 Horatio Street	2/27/15	\$6,250,000	2,800	\$2,232	20 x 50	20 x 63	3	2	N

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# Downtown

South of 14th Street

	Address	Date Sold	Price	SqFt	Price PSF	Building Dimensions	Lot Dimensions	Floors	Units	Elevator
West Village	44 Horatio Street	5/13/15	\$6,250,000	2,800	\$2,232	20 x 50	20 x 63	4	1	N
	46 Horatio Street	5/1/15	\$8,750,000	3,800	\$2,303	20 x 55	20 x 61	3	2	N
	83 Horatio Street	1/30/15	\$10,050,000	3,312	\$3,034	22 x 36	23 x 84	4	2	N
	14 Leroy Street	1/29/15	\$6,615,000	4,360	\$1,517	20 x 65	20 x 80	4	3	N
	66 Morton Street	2/12/15	\$17,000,000	5,328	\$3,191	25 x 56	25 x 100	3	3	N
	246 West 10th Street	1/8/15	\$6,000,000	3,000	\$2,000	20 x 40	20 x 52	4	2	N
	271 West 10th Street	2/17/15	\$14,850,000	7,657	\$1,939	27 x 95	27 x 95	3	1	Y
	263 West 11th Street	6/17/15	\$10,500,000	6,650	\$1,579	25 x 50	25 x 117	4	2	N
	278 West 11th Street	3/26/15	\$25,000,000	6,500	\$3,846	25 x 55	25 x 95	4	1	Y
	112 West 13th Street	2/5/15	\$9,500,000	4,256	\$2,232	20 x 40	20 x 103	4	1	N
	280 West 4th Street	6/30/15	\$12,500,000	3,700	\$3,378	21 x 44	21 x 53	4	4	N

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# Upper Manhattan

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

	Address	Date Sold	Price	SqFt	Price PSF	Building Dimensions	Lot Dimensions	Floors	Units	Elevator
East Harlem	101 East 101st Street	2/27/15	\$2,100,000	3,495	\$601	16 x 60	16 x 75	4	3	N
	179 East 117th Street	4/27/15	\$1,500,000	3,870	\$388	19 x 50	19 x 101	4	4	N
	424 East 117th Street	1/5/15	\$1,300,000	3,404	\$382	16 x 47	17 x 101	4	4	N
	419 East 119th Street	2/25/15	\$2,070,000	5,142	\$403	25 x 56	25 x 101	4	4	N
	159 East 121st Street	3/24/15	\$1,590,000	3,375	\$471	15 x 45	15 x 74	4	4	N
	1700 Lexington Avenue	2/19/15	\$2,157,750	3,552	\$607	17 x 46	17 x 75	4	3	N
	2038 Madison Avenue	4/15/15	\$2,200,000	2,463	\$893	16 x 50	16 x 75	4	2	N
Hamilton Heights/ Sugar Hill	346 Convent Avenue	2/19/15	\$2,620,000	3,708	\$707	26 x 55	26 x 94	4	2	N
	16 Hamilton Terrace	6/15/15	\$2,825,000	3,952	\$715	16 x 52	16 x 100	4	1	N
	464 West 141st Street	3/25/15	\$2,350,000	4,652	\$505	18 x 70	18 x 100	4	3	N
	469 West 143rd Street	5/29/15	\$1,896,000	5,810	\$326	18 x 59	18 x 100	6	1	N
	470 West 143rd Street	5/6/15	\$1,975,000	3,969	\$498	16 x 72	16 x 100	4	1	N
	416 West 147th Street	5/7/15	\$2,890,000	3,174	\$911	20 x 52	20 x 100	4	2	N
	455 West 147th Street	2/12/15	\$1,100,000	3,420	\$322	19 x 45	19 x 100	4	3	N
	523 West 148th Street	1/9/15	\$1,875,000	3,576	\$524	16 x 59	16 x 100	4	2	N
Harlem	422 West 150th Street	1/13/15	\$1,500,000	3,424	\$438	17 x 50	17 x 82	4	3	N
	3688 Broadway	5/7/15	\$800,000	3,776	\$212	17 x 53	17 x 78	4	2	N
	2011 Fifth Avenue	1/6/15	\$2,350,000	2,700	\$870	18 x 54	18 x 80	4	2	N
	50 Hamilton Place	3/26/15	\$1,100,000	3,260	\$337	18 x 50	18 x 83	4	2	N
	101 Hamilton Place	1/30/15	\$2,050,000	3,240	\$633	16 x 48	16 x 74	4	2	N
	527 Manhattan Avenue	2/2/15	\$3,250,000	3,705	\$877	21 x 55	21 x 90	4	1	N
	2291 Seventh Avenue	1/9/15	\$1,225,000	2,000	\$613	12 x 45	12 x 75	3	3	N
	730 St Nicholas Avenue	5/29/15	\$3,750,000	8,100	\$463	30 x 54	30 x 100	4	2	N
	116 West 111th Street	5/15/15	\$2,425,000	3,700	\$655	17 x 50	17 x 101	4	3	N
	5 West 119th Street	1/28/15	\$994,000	2,224	\$447	14 x 38	14 x 54	4	2	N
	113 West 120th Street	2/23/15	\$3,375,000	5,230	\$645	20 x 72	20 x 101	4	2	N
	135 West 120th Street	5/19/15	\$3,350,000	3,588	\$934	20 x 65	20 x 101	4	3	N

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# Upper Manhattan

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

	Address	Date Sold	Price	SqFt	Price PSF	Building Dimensions	Lot Dimensions	Floors	Units	Elevator
Harlem	212 West 122nd Street	6/17/15	\$2,500,000	3,600	\$694	15 x 60	15 x 101	4	3	N
	237 West 123rd Street	2/20/15	\$1,400,000	2,499	\$560	17 x 50	17 x 101	3	3	N
	147 West 129th Street	4/29/15	\$1,900,000	3,200	\$594	17 x 50	17 x 100	4	2	N
	165 West 129th Street	4/13/15	\$2,100,000	3,280	\$640	20 x 42	20 x 100	4	3	N
	55 West 130th Street	6/15/15	\$2,775,000	6,000	\$463	20 x 52	20 x 100	5	1	N
	120 West 132nd Street	5/28/15	\$725,000	2,250	\$322	15 x 48	15 x 100	4	3	N
	254 West 132nd Street	3/16/15	\$2,250,000	3,600	\$625	18 x 50	18 x 100	4	2	N
	260 West 132nd Street	4/23/15	\$877,000	3,436	\$255	17 x 50	17 x 100	4	2	N
	103 West 136th Street	6/16/15	\$1,700,000	2,789	\$610	17 x 59	17 x 100	4	4	N
	133 West 136th Street	5/11/15	\$2,200,000	3,438	\$640	16 x 51	16 x 100	4	2	N
	237 West 136th Street	4/30/15	\$1,650,000	3,200	\$516	16 x 50	16 x 100	4	2	N
	319 West 137th Street	2/19/15	\$2,325,000	3,000	\$775	15 x 51	15 x 100	4	2	N
	245 West 138th Street	1/23/15	\$2,750,000	3,968	\$693	17 x 58	17 x 100	4	1	N
	251 West 138th Street	5/18/15	\$2,345,000	3,933	\$596	20 x 56	20 x 100	4	1	N
	222 West 139th Street	3/13/15	\$1,925,000	4,352	\$442	17 x 64	17 x 100	4	4	N
	519 West 148th Street	6/9/15	\$1,817,000	3,488	\$521	16 x 54	16 x 100	4	3	N
Inwood	27 Adrian Avenue	1/30/15	\$640,000	2,812	\$228	20 x 50	45 x 100	3	3	N
Washington Heights	1948 Amsterdam Ave	6/23/15	\$1,300,000	5,560	\$234	25 x 60	25 x 100	2	3	N
	4 Washington Terrace	6/25/15	\$900,000	2,103	\$428	18 x 39	18 x 62	4	4	N
	533 West 162nd Street	6/4/15	\$849,000	3,000	\$283	20 x 48	20 x 100	4	2	N
	508 West 169th Street	4/27/15	\$843,000	2,052	\$411	19 x 40	19 x 85	3	3	N
	564 West 182nd Street	6/11/15	\$250,000	2,050	\$122	18 x 35	18 x 70	3	1	N
	555 West 183rd Street	2/5/15	\$400,000	2,590	\$154	16 x 45	16 x 75	4	4	N

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## 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  
212.253.9300

### SOHO

451 West Broadway  
New York, NY 10012  
212.253.9300

### HARLEM

2169 Frederick Douglass Boulevard  
New York, NY 10026  
212.381.2570

### WASHINGTON HEIGHTS

819 West 187th Street  
New York, NY 10033  
212.928.3805

### RIVERDALE

#### 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

150 Montague Street  
Brooklyn, NY 11201  
718.613.2000

### 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

### COBBLE HILL

162 Court Street  
Brooklyn, NY 11201  
718.613.2020

### BEDFORD STUYVESANT

316 Stuyvesant Avenue  
Brooklyn, NY 11233  
718.613.2800

### HUDSON VALLEY HUDSON

526 Warren Street  
Hudson, NY 12534  
518.828.0181

### NEW JERSEY HOBOKEN

200 Washington Street  
Hoboken, NJ 07030  
201.478.6700

### MONTCLAIR

635 Valley Road,  
Montclair, NJ 07030  
973.744.6033

### CONNECTICUT DARIEN

671 Boston Post Road  
Darien, CT 06820  
203.655.1418

### NEW CANAAN

183 Elm Street  
New Canaan, CT 06840  
203.966.7800

### ROWAYTON

140 Rowayton Avenue  
Rowayton, CT 06853  
203.655.1418

### GREENWICH

125 Mason Street  
Greenwich, CT 06830  
203.869.8100

### GREENWICH

75 Holly Hill Lane  
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

### 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  
212.381-4203

### GLOBAL SERVICES

770 Lexington Avenue  
New York, NY 10065  
800.765.2692 x6521

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

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