



HALSTEAD  
PROPERTY®

SECOND HALF 2012

# 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 69th Street | 8/31/12   | \$16,000,000 | 8,793  | \$1,820   | 21 x 57             | 21 x 100       | 6        | 1       | Y        |
|                                     | East 73rd Street | 8/15/12   | \$21,000,000 | 6,900  | \$3,043   | 21 x 60             | 21 x 80        | 6        | 1       | Y        |
|                                     | East 80th Street | 12/18/12  | \$24,750,000 | 8,800  | \$2,813   | 21 x 60             | 21 x 102       | 5        | 1       | Y        |
|                                     | East 94th Street | 12/19/12  | \$24,912,140 | 7,506  | \$3,319   | 25 x 74             | 25 x 101       | 5        | 1       | Y        |
|                                     | East 94th Street | 12/20/12  | \$24,000,000 | 5,480  | \$4,380   | 20 x 55             | 20 x 101       | 5        | 1       | N        |
| Between Madison Ave. & Park Ave.    | East 66th Street | 12/26/12  | \$8,600,000  | 5,698  | \$1,509   | 20 x 62             | 20 x 100       | 5        | 4       | N        |
|                                     | East 78th Street | 10/19/12  | \$13,750,000 | 5,159  | \$2,665   | 19 x 54             | 19 x 102       | 5        | 1       | Y        |
|                                     | East 91st Street | 12/17/12  | \$9,675,000  | 5,560  | \$1,740   | 20 x 54             | 20 x 101       | 5        | 2       | N        |
| Between Park Ave. & Lexington Ave.  | East 70th Street | 11/13/12  | \$22,398,750 | 6,480  | \$3,457   | 20 x 50             | 20 x 100       | 6        | 1       | Y        |
|                                     | East 70th Street | 12/7/12   | \$21,450,000 | 8,000  | \$2,681   | 20 x 82             | 20 x 100       | 5        | 1       | Y        |
|                                     | East 71st Street | 11/6/12   | \$8,500,000  | 5,600  | \$1,518   | 20 x 50             | 20 x 102       | 5        | 3       | Y        |
|                                     | East 73rd Street | 8/28/12   | \$8,300,000  | 5,250  | \$1,581   | 16 x 60             | 16 x 102       | 5        | 1       | N        |
|                                     | East 73rd Street | 8/28/12   | \$8,300,000  | 5,780  | \$1,436   | 17 x 74             | 17 x 102       | 5        | 1       | N        |
|                                     | East 73rd Street | 12/21/12  | \$14,000,000 | 8,555  | \$1,636   | 21 x 86             | 21 x 102       | 5        | 2       | Y        |
|                                     | East 78th Street | 12/5/12   | \$8,250,000  | 3,510  | \$2,350   | 18 x 40             | 18 x 102       | 5        | 2       | N        |
|                                     | East 78th Street | 12/19/12  | \$7,910,000  | 5,436  | \$1,455   | 18 x 60             | 18 x 102       | 4        | 1       | N        |
|                                     | East 81st Street | 12/27/12  | \$9,700,000  | 4,180  | \$2,321   | 20 x 50             | 20 x 102       | 4        | 2       | N        |
|                                     | East 83rd Street | 12/21/12  | \$14,900,000 | 5,072  | \$2,938   | 25 x 92             | 25 x 102       | 3        | 1       | N        |
|                                     | East 94th Street | 11/15/12  | \$4,500,000  | 3,072  | \$1,465   | 17 x 48             | 17 x 101       | 4        | 1       | N        |
| Between Lexington Ave. & Third Ave. | East 62nd Street | 12/17/12  | \$16,500,000 | 6,493  | \$2,541   | 25 x 50             | 25 x 102       | 6        | 1       | Y        |
|                                     | East 78th Street | 9/20/12   | \$6,100,000  | 2,640  | \$2,311   | 12 x 55             | 12 x 102       | 4        | 2       | N        |
|                                     | East 78th Street | 9/25/12   | \$6,618,000  | 3,528  | \$1,876   | 19 x 49             | 19 x 102       | 4        | 2       | N        |
|                                     | East 78th Street | 10/25/12  | \$6,100,000  | 2,928  | \$2,083   | 12 x 55             | 12 x 102       | 4        | 1       | N        |
|                                     | East 80th Street | 7/27/12   | \$5,625,000  | 3,488  | \$1,613   | 17 x 50             | 17 x 100       | 4        | 1       | N        |
|                                     | East 94th Street | 11/9/12   | \$1,850,000  | 1,650  | \$1,121   | 37 x 25             | 37 x 25        | 2        | 3       | N        |
| Between Third Ave. & Second Ave.    | East 68th Street | 8/30/12   | \$6,500,000  | 5,440  | \$1,195   | 17 x 80             | 17 x 100       | 4        | 1       | Y        |
|                                     | East 78th Street | 12/21/12  | \$6,082,657  | 5,399  | \$1,127   | 19 x 50             | 19 x 102       | 5        | 1       | Y        |
|                                     | East 82nd Street | 10/3/12   | \$4,225,000  | 3,312  | \$1,276   | 18 x 46             | 18 x 82        | 4        | 3       | N        |
| Between Second Ave. & First Ave.    | East 69th Street | 10/25/12  | \$3,050,000  | 2,160  | \$1,412   | 17 x 40             | 17 x 77        | 3        | 1       | N        |
|                                     | East 81st Street | 8/15/12   | \$3,200,000  | 2,820  | \$1,135   | 15 x 45             | 15 x 102       | 4        | 1       | N        |
| Between York Ave. & East End Ave.   | East 87th Street | 7/18/12   | \$5,700,000  | 3,168  | \$1,799   | 18 x 44             | 18 x 60        | 4        | 1       | N        |
| Between 80th & 81st St.             | Third Avenue     | 7/23/12   | \$3,500,000  | 3,288  | \$1,064   | 16 x 48             | 16 x 67        | 4        | 4       | N        |
| Between 86th & 87th St.             | East End Avenue  | 12/13/12  | \$2,868,000  | 2,520  | \$1,138   | 18 x 35             | 18 x 46        | 4        | 1       | N        |
| Between 86th & 87th St.             | Henderson Place  | 12/19/12  | \$3,430,000  | 2,448  | \$1,401   | 18 x 36             | 18 x 46        | 5        | 1       | N        |

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\* 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 84th Street  | 7/12/12   | \$10,700,000 | 5,954  | \$1,797   | 18 x 66             | 18 x 102       | 5        | 1       | Y        |
|                                       | West 85th Street  | 7/2/12    | \$4,287,500  | 5,558  | \$771     | 17 x 55             | 17 x 102       | 5        | 3       | N        |
|                                       | West 87th Street  | 12/6/12   | \$5,100,000  | 6,270  | \$813     | 20 x 75             | 20 x 101       | 5        | 4       | N        |
| Between Columbus Ave. & Broadway      | West 69th Street  | 7/24/12   | \$5,100,000  | 3,648  | \$1,398   | 16 x 57             | 16 x 100       | 4        | 1       | N        |
|                                       | West 71st Street  | 8/2/12    | \$8,000,000  | 5,709  | \$1,401   | 19 x 56             | 19 x 102       | 5        | 1       | N        |
|                                       | West 81st Street  | 7/18/12   | \$5,400,000  | 3,888  | \$1,389   | 19 x 50             | 19 x 102       | 4        | 1       | N        |
|                                       | West 81st Street  | 8/22/12   | \$5,200,000  | 5,184  | \$1,003   | 19 x 84             | 19 x 102       | 5        | 1       | N        |
|                                       | West 81st Street  | 12/21/12  | \$7,650,000  | 6,593  | \$1,160   | 19 x 64             | 19 x 102       | 5        | 2       | Y        |
|                                       | West 88th Street  | 7/10/12   | \$4,150,000  | 4,134  | \$1,004   | 18 x 52             | 18 x 101       | 4        | 2       | N        |
|                                       | West 88th Street  | 12/3/12   | \$3,900,000  | 3,400  | \$1,147   | 17 x 50             | 17 x 101       | 4        | 1       | N        |
|                                       | West 88th Street  | 12/18/12  | \$6,625,000  | 3,926  | \$1,687   | 18 x 55             | 18 x 101       | 4        | 1       | N        |
|                                       | West 92nd Street  | 8/10/12   | \$5,325,000  | 4,024  | \$1,323   | 18 x 52             | 18 x 101       | 4        | 2       | N        |
| Between Broadway & West End Ave.      | West 74th Street  | 8/29/12   | \$8,800,000  | 5,350  | \$1,645   | 21 x 68             | 21 x 102       | 4        | 1       | Y        |
| Between West End Ave. & Riverside Dr. | West 87th Street  | 12/21/12  | \$6,700,000  | 5,016  | \$1,336   | 19 x 52             | 19 x 101       | 4        | 2       | Y        |
|                                       | West 90th Street  | 12/14/12  | \$3,500,000  | 4,060  | \$862     | 20 x 50             | 20 x 101       | 4        | 1       | N        |
|                                       | West 104th Street | 12/17/12  | \$7,495,000  | 7,330  | \$1,023   | 20 x 55             | 20 x 101       | 4        | 1       | Y        |
| Between 82nd & 83rd St.               | Riverside Drive   | 7/31/12   | \$11,500,000 | 5,375  | \$2,140   | 26 x 54             | 26 x 67        | 5        | 1       | Y        |

# Midtown

Generally 34th Street to 59th Street

|                                  | Street/Avenue*    | Date Sold | Price        | SqFt ** | Price PSF | Building Dimensions | Lot Dimensions | Floors** | Units** | Elevator |
|----------------------------------|-------------------|-----------|--------------|---------|-----------|---------------------|----------------|----------|---------|----------|
| Between Third Ave. & Second Ave. | East 48th Street  | 9/6/12    | \$5,200,000  | 3,840   | \$1,354   | 20 x 48             | 20 x 100       | 4        | 1       | Y        |
| Between Second Ave. & First Ave. | East 50th Street  | 7/16/12   | \$3,500,000  | 3,168   | \$1,105   | 18 x 46             | 18 x 80        | 4        | 1       | N        |
| Between 58th & 59th St.          | Riverview Terrace | 7/25/12   | \$10,000,000 | 4,274   | \$2,340   | 17 x 40             | 17 x 75        | 3        | 1       | Y        |
| Between Eighth Ave. & Ninth Ave. | West 47th Street  | 10/18/12  | \$3,400,000  | 5,272   | \$645     | 25 x 60             | 25 x 100       | 4        | 4       | N        |
|                                  | West 51st Street  | 8/7/12    | \$2,600,000  | 3,785   | \$687     | 20 x 49             | 20 x 100       | 4        | 3       | N        |
| Between Ninth Ave. & Tenth Ave.  | West 46th Street  | 11/5/12   | \$2,300,000  | 2,744   | \$838     | 19 x 54             | 19 x 75        | 4        | 2       | N        |
|                                  | West 47th Street  | 12/18/12  | \$2,650,000  | 5,000   | \$530     | 25 x 68             | 25 x 80        | 4        | 3       | N        |
|                                  | West 51st Street  | 8/27/12   | \$2,950,000  | 5,492   | \$537     | 19 x 92             | 19 x 100       | 4        | 1       | N        |
|                                  | West 51st Street  | 12/18/12  | \$3,000,000  | 3,600   | \$833     | 19 x 50             | 19 x 100       | 4        | 3       | N        |

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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 20th Street    | 7/5/12    | \$4,000,000  | 1,995  | \$2,005   | 25 x 80             | 25 x 80        | 1        | 1       | N        |
|                   | West 22nd Street    | 8/23/12   | \$4,600,000  | 3,376  | \$1,363   | 16 x 52             | 16 x 99        | 4        | 4       | N        |
|                   | West 22nd Street    | 12/28/12  | \$4,650,000  | 4,150  | \$1,120   | 16 x 50             | 16 x 99        | 4        | 4       | N        |
|                   | West 25th Street    | 7/26/12   | \$2,700,000  | 3,168  | \$852     | 18 x 44             | 18 x 99        | 4        | 3       | N        |
| East Village      | East 10th Street    | 8/2/12    | \$6,250,000  | 3,225  | \$1,938   | 14 x 60             | 14 x 95        | 5        | 1       | N        |
| Gramercy Park     | East 17th Street    | 12/26/12  | \$3,712,500  | 4,590  | \$809     | 17 x 54             | 17 x 104       | 4        | 1       | N        |
|                   | East 18th Street    | 12/31/12  | \$7,046,750  | 2,960  | \$2,381   | 15 x 49             | 15 x 79        | 4        | 1       | N        |
|                   | East 19th Street    | 7/13/12   | \$3,400,000  | 4,000  | \$850     | 20 x 50             | 20 x 92        | 4        | 3       | N        |
|                   | East 20th Street    | 7/18/12   | \$2,550,000  | 3,192  | \$799     | 19 x 42             | 19 x 78        | 4        | 2       | N        |
|                   | East 30th Street    | 7/12/12   | \$2,437,500  | 3,880  | \$628     | 17 x 50             | 18 x 88        | 5        | 3       | N        |
|                   | East 30th Street    | 7/23/12   | \$3,000,000  | 4,336  | \$692     | 17 x 52             | 18 x 99        | 4        | 2       | N        |
| Greenwich Village | Minetta Lane        | 12/21/12  | \$3,750,000  | 2,650  | \$1,415   | 25 x 50             | 25 x 50        | 3        | 1       | N        |
|                   | West 11th Street    | 12/4/12   | \$11,500,000 | 3,696  | \$3,111   | 22 x 42             | 22 x 95        | 4        | 1       | N        |
|                   | West 11th Street    | 12/18/12  | \$9,250,000  | 5,040  | \$1,835   | 21 x 95             | 21 x 95        | 4        | 1       | Y        |
| Soho              | Charlton Street     | 12/7/12   | \$6,500,000  | 3,200  | \$2,031   | 20 x 65             | 20 x 100       | 4        | 2       | N        |
|                   | King Street         | 7/11/12   | \$7,000,000  | 4,353  | \$1,608   | 22 x 60             | 25 x 100       | 4        | 1       | N        |
|                   | King Street         | 12/17/12  | \$5,600,000  | 4,000  | \$1,400   | 25 x 40             | 25 x 100       | 4        | 3       | N        |
|                   | Macdougall Street   | 10/1/12   | \$4,300,000  | 4,802  | \$895     | 25 x 60             | 25 x 100       | 3        | 3       | N        |
|                   | Spring Street       | 11/26/12  | \$12,650,000 | 5,260  | \$2,405   | 20 x 42             | 20 x 80        | 4        | 2       | N        |
|                   | West Houston Street | 7/3/12    | \$3,450,000  | 2,380  | \$1,450   | 18 x 35             | 18 x 65        | 3        | 1       | N        |
| Tribeca           | Franklin Street     | 10/11/12  | \$10,500,000 | 5,148  | \$2,040   | 27 x 55             | 27 x 71        | 3        | 1       | N        |
| West 30's         | West 30th Street    | 12/14/12  | \$1,950,000  | 2,028  | \$962     | 14 x 52             | 14 x 99        | 4        | 1       | N        |
| West Village      | Bedford Street      | 7/17/12   | \$5,800,000  | 3,200  | \$1,813   | 20 x 45             | 20 x 80        | 4        | 1       | N        |
|                   | Bethune Street      | 12/17/12  | \$13,000,000 | 5,280  | \$2,462   | 22 x 80             | 22 x 80        | 3        | 1       | N        |
|                   | Charles Street      | 11/7/12   | \$5,150,000  | 2,952  | \$1,745   | 18 x 49             | 18 x 49        | 4        | 2       | N        |
|                   | Commerce Street     | 12/10/12  | \$3,300,000  | 2,676  | \$1,233   | 21 x 25             | 21 x 40        | 4        | 3       | N        |
|                   | Downing Street      | 11/15/12  | \$6,876,000  | 3,166  | \$2,172   | 16 x 50             | 16 x 70        | 4        | 1       | N        |
|                   | Greenwich Street    | 9/11/12   | \$17,500,000 | 5,518  | \$3,171   | 21 x 46             | 21 x 70        | 5        | 1       | Y        |
|                   | Horatio Street      | 12/28/12  | \$17,625,000 | 6,000  | \$2,938   | 23 x 52             | 23 x 90        | 5        | 2       | N        |
|                   | Jane Street         | 7/2/12    | \$6,900,000  | 4,080  | \$1,691   | 21 x 42             | 21 x 87        | 3        | 3       | N        |
|                   | Jane Street         | 12/14/12  | \$5,750,000  | 3,192  | \$1,801   | 21 x 35             | 21 x 47        | 4        | 2       | N        |
|                   | Morton Square       | 7/30/12   | \$3,287,500  | 1,977  | \$1,663   | 21 x 36             | 21 x 36        | 3        | 2       | N        |
|                   | Perry Street        | 12/20/12  | \$8,555,556  | 2,982  | \$2,869   | 21 x 40             | 21 x 58        | 4        | 2       | N        |
|                   | Washington Place    | 8/23/12   | \$5,750,000  | 3,529  | \$1,629   | 21 x 42             | 21 x 75        | 4        | 3       | N        |
|                   | Waverly Place       | 9/19/12   | \$11,500,000 | 5,544  | \$2,074   | 23 x 61             | 23 x 97        | 4        | 1       | N        |
|                   | West 11th Street    | 7/2/12    | \$9,550,000  | 4,502  | \$2,121   | 22 x 56             | 22 x 103       | 4        | 1       | N        |
|                   | West 11th Street    | 12/10/12  | \$7,225,000  | 2,812  | \$2,569   | 20 x 37             | 20 x 38        | 5        | 1       | N        |
|                   | West 11th Street    | 12/19/12  | \$4,800,000  | 3,345  | \$1,435   | 19 x 44             | 19 x 54        | 4        | 3       | N        |
|                   | West 11th Street    | 12/28/12  | \$8,000,000  | 4,450  | \$1,798   | 22 x 44             | 22 x 100       | 4        | 2       | N        |
|                   | West 12th Street    | 8/21/12   | \$11,000,000 | 4,128  | \$2,665   | 24 x 43             | 24 x 80        | 4        | 2       | N        |
|                   | West 13th Street    | 11/30/12  | \$5,700,000  | 3,600  | \$1,583   | 21 x 45             | 21 x 103       | 4        | 3       | N        |

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# Northern 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  | 8/9/12    | \$1,740,000 | 3,920   | \$444     | 16 x 45             | 17 x 101       | 3        | 2       | N        |
|                                 | East 116th Street  | 12/21/12  | \$915,000   | 3,200   | \$286     | 17 x 48             | 17 x 101       | 4        | 1       | N        |
|                                 | East 127th Street  | 8/28/12   | \$610,000   | 2,741   | \$223     | 19 x 46             | 19 x 100       | 4        | 4       | N        |
|                                 | East 127th Street  | 12/11/12  | \$1,450,000 | 4,124   | \$352     | 20 x 56             | 20 x 100       | 3        | 2       | N        |
|                                 | East 128th Street  | 7/12/12   | \$1,445,000 | 3,376   | \$428     | 20 x 79             | 20 x 100       | 4        | 2       | N        |
|                                 | East 129th street  | 7/2/12    | \$1,612,468 | 2,220   | \$726     | 18 x 30             | 18 x 50        | 4        | 3       | N        |
|                                 | East 129th Street  | 7/13/12   | \$992,793   | 4,590   | \$216     | 19 x 70             | 19 x 99        | 3        | 3       | N        |
|                                 | Park Avenue        | 7/25/12   | \$600,000   | 3,724   | \$161     | 20 x 42             | 20 x 70        | 4        | 4       | N        |
| Fort George                     | Wadsworth Avenue   | 9/24/12   | \$250,000   | 1,938   | \$129     | 20 x 30             | 24 x 95        | 3        | 3       | N        |
|                                 | West 187th Street  | 8/16/12   | \$600,000   | 1,408   | \$426     | 17 x 32             | 17 x 95        | 3        | 1       | N        |
|                                 | West 187th Street  | 8/23/12   | \$185,000   | 1,582   | \$117     | 17 x 95             | 17 x 95        | 1        | 1       | N        |
| Hamilton Heights/<br>Sugar Hill | Hamilton Place     | 11/8/12   | \$500,000   | 3,260   | \$153     | 18 x 50             | 18 x 74        | 3        | 2       | N        |
|                                 | Hamilton Terrace   | 8/17/12   | \$1,925,000 | 3,564   | \$540     | 17 x 52             | 17 x 100       | 4        | 1       | N        |
|                                 | Jumel Terrace      | 8/2/12    | \$1,620,000 | 3,728   | \$435     | 18 x 58             | 18 x 100       | 3        | 2       | N        |
|                                 | St Nicholas Avenue | 11/7/12   | \$679,800   | 5,800   | \$117     | 20 x 75             | 20 x 118       | 4        | 1       | N        |
|                                 | Sylvan Terrace     | 7/11/12   | \$730,000   | 1,425   | \$512     | 20 x 25             | 20 x 34        | 2        | 2       | N        |
|                                 | West 142nd Street  | 12/11/12  | \$1,900,000 | 5,668   | \$335     | 18 x 53             | 18 x 100       | 4        | 2       | N        |
|                                 | West 144th Street  | 10/26/12  | \$2,100,000 | 3,615   | \$581     | 16 x 60             | 16 x 80        | 4        | 2       | N        |
|                                 | West 145th Street  | 8/22/12   | \$600,000   | 3,608   | \$166     | 16 x 77             | 16 x 100       | 4        | 1       | N        |
| Harlem                          | West 153rd Street  | 7/24/12   | \$1,150,000 | 4,402   | \$261     | 19 x 55             | 19 x 100       | 4        | 3       | N        |
|                                 | Adam C Powell Blvd | 11/29/12  | \$990,000   | 4,872   | \$203     | 19 x 61             | 19 x 61        | 6        | 2       | N        |
|                                 | East 129th Street  | 7/2/12    | \$1,642,588 | 2,220   | \$740     | 18 x 30             | 18 x 50        | 4        | 3       | N        |
|                                 | Edgecombe Avenue   | 8/23/12   | \$1,250,000 | 3,350   | \$373     | 16 x 50             | 16 x 100       | 4        | 2       | N        |
|                                 | Edgecombe Avenue   | 10/17/12  | \$1,050,000 | 3,744   | \$280     | 18 x 52             | 18 x 68        | 3        | 4       | N        |
|                                 | Manhattan Avenue   | 8/2/12    | \$630,000   | 3,136   | \$201     | 15 x 56             | 15 x 80        | 4        | 1       | N        |
|                                 | Manhattan Avenue   | 9/5/12    | \$999,000   | 2,400   | \$416     | 20 x 40             | 20 x 50        | 3        | 2       | N        |
|                                 | St Nicholas Avenue | 12/31/12  | \$1,790,000 | 4,320   | \$414     | 18 x 48             | 18 x 100       | 4        | 2       | N        |
|                                 | West 111th Street  | 11/20/12  | \$2,240,000 | 4,335   | \$517     | 15 x 70             | 15 x 101       | 5        | 2       | N        |
|                                 | West 112th Street  | 9/4/12    | \$1,700,000 | 2,496   | \$681     | 16 x 52             | 17 x 101       | 4        | 2       | N        |
|                                 | West 115th Street  | 7/27/12   | \$775,000   | 3,468   | \$223     | 17 x 52             | 17 x 101       | 3        | 1       | N        |
|                                 | West 116th Street  | 7/26/12   | \$1,042,555 | 3,334   | \$313     | 17 x 48             | 17 x 92        | 4        | 4       | N        |
|                                 | West 116th Street  | 9/12/12   | \$800,000   | 3,120   | \$256     | 17 x 45             | 17 x 101       | 4        | 2       | N        |
|                                 | West 117th Street  | 8/28/12   | \$1,185,000 | 2,280   | \$520     | 21 x 43             | 21 x 101       | 3        | 3       | N        |
|                                 | West 118th Street  | 12/17/12  | \$1,860,000 | 3,293   | \$565     | 16 x 49             | 16 x 101       | 4        | 1       | N        |
|                                 | West 121st Street  | 12/19/12  | \$1,803,200 | 4,881   | \$369     | 20 x 55             | 20 x 101       | 4        | 1       | N        |
|                                 | West 122nd Street  | 7/30/12   | \$2,660,000 | 2,877   | \$925     | 16 x 59             | 16 x 101       | 4        | 2       | N        |
|                                 | West 126th Street  | 8/14/12   | \$999,995   | 4,945   | \$202     | 17 x 75             | 17 x 100       | 4        | 2       | N        |
|                                 | West 127th Street  | 10/3/12   | \$1,300,000 | 4,052   | \$321     | 19 x 66             | 19 x 100       | 5        | 4       | N        |
|                                 | West 129th Street  | 11/19/12  | \$990,000   | 3,200   | \$309     | 17 x 50             | 17 x 100       | 4        | 3       | N        |
|                                 | West 131st Street  | 12/3/12   | \$2,240,000 | 4,740   | \$473     | 18 x 48             | 18 x 100       | 4        | 2       | 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.

# Northern 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 132nd Street   | 9/20/12   | \$710,000   | 3,120   | \$228     | 12 x 48             | 12 x 100       | 3        | 2       | N        |
|                    | West 132nd Street   | 12/7/12   | \$1,055,000 | 3,068   | \$344     | 19 x 41             | 19 x 100       | 4        | 3       | N        |
|                    | West 137th Street   | 11/12/12  | \$1,600,000 | 8,641   | \$185     | 18 x 80             | 18 x 100       | 5        | 2       | N        |
|                    | West 138th Street   | 8/16/12   | \$750,000   | 2,724   | \$275     | 17 x 63             | 17 x 100       | 3        | 4       | N        |
|                    | West 141st Street   | 7/16/12   | \$1,525,000 | 3,300   | \$462     | 12 x 68             | 12 x 100       | 4        | 1       | N        |
|                    | West 142nd Street   | 12/28/12  | \$1,180,000 | 3,740   | \$316     | 15 x 64             | 15 x 100       | 4        | 3       | N        |
|                    | West 147th Street   | 12/21/12  | \$1,700,000 | 3,196   | \$532     | 16 x 46             | 16 x 100       | 4        | 2       | N        |
|                    | West 149th Street   | 11/28/12  | \$1,345,000 | 3,292   | \$409     | 15 x 52             | 15 x 100       | 4        | 3       | N        |
|                    | West 152nd Street   | 11/29/12  | \$1,365,000 | 3,180   | \$429     | 15 x 54             | 15 x 100       | 4        | 2       | N        |
| Inwood             | Terrace View Avenue | 7/17/12   | \$520,000   | 2,078   | \$250     | 20 x 38             | 33 x 100       | 3        | 1       | N        |
| Washington Heights | Audubon Avenue      | 8/10/12   | \$475,000   | 1,980   | \$240     | 18 x 40             | 18 x 50        | 2        | 1       | N        |
|                    | West 159th Street   | 8/2/12    | \$900,000   | 2,400   | \$375     | 15 x 40             | 15 x 100       | 3        | 2       | N        |
|                    | West 162nd Street   | 7/2/12    | \$1,195,000 | 3,090   | \$387     | 24 x 52             | 24 x 112       | 4        | 4       | N        |
|                    | West 162nd Street   | 7/16/12   | \$1,250,000 | 3,328   | \$376     | 17 x 52             | 17 x 52        | 4        | 1       | N        |
|                    | West 173rd Street   | 7/9/12    | \$700,000   | 2,817   | \$248     | 18 x 53             | 18 x 100       | 3        | 4       | N        |
|                    | West 175th Street   | 11/20/12  | \$752,000   | 2,592   | \$290     | 18 x 48             | 18 x 79        | 3        | 1       | N        |

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**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

**Boerum Hill**

495 Atlantic Avenue  
Brooklyn, NY 11217  
718.613.2090

**Park Slope**

76 Seventh Avenue  
Brooklyn, NY 11217  
718.399.2222

**Riverdale**

3531 Johnson Avenue  
Riverdale, NY 10463  
718.878.1700

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

**Stamford**

1099 High Ridge Road  
Stamford, CT 06905  
203.329.8801

**East Side**

770 Lexington Avenue  
New York, NY 10065  
212.317.7800

**Village**

831 Broadway  
New York, NY 10003  
212.253.9300

**Upper Manhattan**

175 Lenox Avenue  
New York, NY 10026  
212.381.2570

**Cobble Hill**

162 Court Street  
Brooklyn, NY 11201  
718.613.2020

206 Court Street  
Brooklyn, NY 11201  
718.596.3333

**East Hampton**

3 North Main Street  
East Hampton, NY 11937  
631.324.6100

**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

**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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