



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.	5 East 93rd Street	7/21/16	\$10,600,000.00	6,254	\$1,695	22 x 55	22 x 101	5	1	Y
Between Madison Ave. & Park Ave.	49 East 68th Street	11/2/16	\$20,400,000.00	10,250	\$1,990	25 x 70	25 x 100	5	1	Y
	49 East 82nd Street	10/20/16	\$8,950,000.00	6,165	\$1,452	18 x 60	18 x 102	5	1	Y
	58 East 92nd Street	12/23/16	\$6,895,000.00	3,888	\$1,773	18 x 54	18 x 101	4	3	N
Between Park Ave. & Lexington Ave.	116 East 70th Street	11/10/16	\$19,000,000.00	6,480	\$2,932	20 x 50	20 x 100	5	1	Y
	123 East 92nd Street	7/28/16	\$4,200,000.00	1,992	\$2,108	12 x 31	12 x 101	3	1	N
	127 East 94th Street	10/5/16	\$6,787,500.00	3,072	\$2,209	17 x 48	17 x 101	4	1	N
Between Lexington Ave. & Third Ave.	177 East 64th Street	8/3/16	\$8,450,000.00	3,284	\$2,573	16 x 50	16 x 100	4	1	N
	174 East 70th Street	10/13/16	\$10,500,000.00	3,910	\$2,685	18 x 46	18 x 100	5	2	N
	151 East 74th Street	9/22/16	\$9,900,000.00	4,608	\$2,148	18 x 60	18 x 102	5	1	N
	167 East 79th Street	7/13/16	\$7,100,000.00	3,000	\$2,367	16 x 50	16 x 102	4	2	N
Between Third Ave. & Second Ave.	213 East 61st Street	8/15/16	\$7,925,000.00	4,275	\$1,854	18 x 50	18 x 100	4	1	N
	238 East 61st Street	9/27/16	\$7,245,000.00	5,084	\$1,425	20 x 52	20 x 100	4	1	Y
	239 East 78th Street	8/23/16	\$6,075,000.00	2,600	\$2,337	14 x 50	14 x 102	4	2	N
Between Second Ave. & First Ave.	360 East 69th Street	7/29/16	\$7,675,000.00	4,482	\$1,712	17 x 40	17 x 77	3	1	Y
	347 East 84th Street	7/7/16	\$4,600,000.00	3,296	\$1,396	20 x 40	20 x 102	4	1	N
Between First Ave. & York Ave.	418 East 84th Street	9/7/16	\$6,175,000.00	5,815	\$1,062	20 x 50	20 x 102	5	4	N
Between 68th & 69th St.	684 Park Avenue	10/28/16	\$25,000,000.00	15,000	\$1,667	26 x 71	26 x 100	6	4	Y
Between 91st & 92nd St.	1141 Park Avenue	7/19/16	\$10,500,000.00	5,720	\$1,836	20 x 65	20 x 70	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

	Address *	Date Sold	Price	SqFt **	Price PSF	Building Dimensions	Lot Dimensions	Floors **	Units **	Elevator
Between CPW & Columbus Ave.	33 West 71st Street	7/25/16	\$12,500,000.00	6,383	\$1,958	20 x 60	20 x 102	5	1	Y
	21 West 89th Street	9/16/16	\$8,000,000.00	6,069	\$1,318	19 x 58	19 x 101	5	2	N
	6 West 95th Street	9/21/16	\$5,100,000.00	4,121	\$1,238	17 x 55	17 x 101	4	4	N
	47 West 95th Street	12/2/16	\$5,125,000.00	4,024	\$1,274	18 x 52	18 x 101	4	2	N
Between Columbus Ave. & Amsterdam Ave.	153 West 82nd Street	11/22/16	\$9,400,000.00	3,640	\$2,582	17 x 50	17 x 93	4	1	N
	118 West 87th Street	8/4/16	\$9,500,000.00	5,940	\$1,599	20 x 54	20 x 101	4	2	Y
	145 West 87th Street	8/23/16	\$6,700,000.00	3,300	\$2,030	15 x 54	15 x 101	4	1	N
	124 West 88th Street	12/30/16	\$5,100,000.00	4,586	\$1,112	16 x 55	16 x 101	4	1	N
	131 West 95th Street	8/15/16	\$7,029,382.00	4,385	\$1,603	17 x 58	17 x 101	4	1	Y
Between Amsterdam Ave. & West End Ave.	248 West 71st Street	11/4/16	\$7,075,000.00	4,932	\$1,435	20 x 66	20 x 100	4	1	Y
Between West End Ave. & Riverside Dr.	327 West 101st Street	10/18/16	\$7,250,000.00	4,520	\$1,604	20 x 50	20 x 101	4	3	N
	337 West 87th Street	8/19/16	\$10,000,000.00	5,950	\$1,681	19 x 58	19 x 101	5	2	Y
Between 105th & 106th St.	134 Manhattan Avenue	8/9/16	\$5,350,000.00	3,206	\$1,669	16 x 58	16 x 87	6	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.

Midtown

Generally 34th to 59th Street,

	Address *	Date Sold	Price	SqFt **	Price PSF	Building Dimensions	Lot Dimensions	Floors **	Units **	Elevator
Between Madison Ave. & Park Ave.	21 East 37th Street	12/21/2016	\$13,500,000	9,300	\$1,452	25 x 92	25 x 99	5	1	N
Between Third Ave. & Second Ave.	243 East 52nd Street	12/9/16	\$5,200,000.00	3,240	\$1,605	15 x 45	15 x 100	3	1	N
Between Second Ave. & First Ave.	308 East 52nd Street	11/1/16	\$4,625,000.00	3,952	\$1,170	19 x 52	19 x 100	4	4	N
	312 East 52nd Street	12/22/16	\$5,700,000.00	6,000	\$950	19 x 45	19 x 100	4	3	N
Between 51st & 52nd St.	973 Second Avenue	12/23/16	\$5,500,000.00	4,640	\$1,185	20 x 50	20 x 70	4	4	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.

Downtown

34th - 14th Street

	Address *	Date Sold	Price	SqFt **	Price PSF	Building Dimensions	Lot Dimensions	Floors **	Units **	Elevator
Chelsea	224 West 22nd Street	12/30/16	\$7,425,000.00	7,248	\$1,024	20 x 88	20 x 99	4	1	N
	349 West 22nd Street	8/31/16	\$7,250,000.00	4,268	\$1,699	22 x 44	22 x 99	4	3	N
	426 West 22nd Street	8/8/16	\$7,350,000.00	3,440	\$2,137	19 x 43	19 x 93	4	3	N
	451 West 24th Street	8/16/16	\$13,000,000.00	3,360	\$3,869	21 x 42	21 x 99	4	1	N
	459 West 24th Street	10/26/16	\$5,950,000.00	2,890	\$2,059	21 x 54	21 x 99	4	4	N
Gramercy Park	313 East 18th Street	9/2/16	\$4,600,000.00	2,880	\$1,597	20 x 50	20 x 92	4	2	N
	236 East 19th Street	11/9/16	\$7,350,000.00	3,880	\$1,894	21 x 52	21 x 84	4	2	N
	340 East 19th Street	9/22/16	\$3,900,000.00	3,800	\$1,026	20 x 50	20 x 92	4	2	N
	202 East 20th Street	7/28/16	\$2,225,000.00	1,425	\$1,561	18 x 20	18 x 20	4	2	N
	194 Third Avenue	12/21/16	\$7,700,000.00	6,808	\$1,131	23 x 100	23 x 100	4	4	N
Murray Hill/Kips Bay	160 East 33rd Street	11/17/16	\$2,350,000.00	2,500	\$940	25 x 25	25 x 25	4	4	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.

Downtown

South of 14th Street

	Address *	Date Sold	Price	SqFt **	Price PSF	Building Dimensions	Lot Dimensions	Floors **	Units **	Elevator
East Village	3 East 3rd Street	8/12/16	\$11,500,000.00	3,140	\$3,662	40 x 43	40 x 96	4	4	N
	264 East 7th Street	12/22/16	\$7,738,700.00	3,696	\$2,094	23 x 42	23 x 91	4	3	N
	624 East 9th Street	11/15/16	\$3,300,000.00	3,360	\$982	20 x 41	20 x 76	4	4	N
Greenwich Village	27 East 11th Street	7/15/16	\$26,000,000.00	5,278	\$4,926	25 x 58	25 x 103	5	1	Y
	88 Macdougal Street	9/9/16	\$12,500,000.00	3,360	\$3,720	20 x 42	20 x 100	4	1	N
	168 Thompson Street	11/22/16	\$9,999,999.00	5,807	\$1,722	18 x 53	18 x 75	6	2	Y
	116 Waverly Place	9/19/16	\$20,650,000.00	10,200	\$2,025	22 x 78	22 x 101	5	1	Y
	34 West 11th Street	10/7/16	\$11,800,000.00	4,488	\$2,629	22 x 42	22 x 95	4	1	N
Lower East Side	15 Orchard Street	12/22/16	\$5,250,000.00	4,980	\$1,054	20 x 50	20 x 50	4	4	Y
Murray Hill/Kips Bay	160 East 33rd Street	11/17/16	\$2,350,000.00	2,500	\$940	25 x 25	25 x 25	4	4	
Soho	41 King Street	9/20/16	\$10,250,000.00	5,298	\$1,935	23 x 88	23 x 100	4	4	N
	30 Sullivan Street	8/4/16	\$6,174,999.00	4,607	\$1,340	25 x 45	25 x 74	4	1	N
	40 Sullivan Street	8/4/16	\$6,174,999.00	4,607	\$1,340	25 x 45	25 x 81	4	1	N
	50 Sullivan Street	8/4/16	\$9,700,000.00	11,470	\$846	25 x 94	25 x 94	4	1	N
West Village	41 Barrow Street	7/20/16	\$4,900,000.00	924	\$5,303	21 x 25	21 x 40	3	1	N
	394 Bleecker Street	9/15/16	\$8,900,000.00	2,334	\$3,813	19 x 51	19 x 51	3	3	N
	29 Downing Street	11/16/16	\$6,800,000.00	3,360	\$2,024	25 x 41	25 x 76	3	3	N
	2 Grove Court	10/7/16	\$1,375,000.00	1,152	\$1,194	16 x 24	16 x 24	3	1	N
	21 Perry Street	7/27/16	\$13,850,000.00	3,274	\$4,230	19 x 42	19 x 42	4	1	N
	139 West 11th Street	12/30/16	\$25,044,282.00	6,979	\$3,589	22 x 63	22 x 63	6	1	N
	278 West 11th Street	7/19/16	\$27,500,000.00	4,920	\$5,589	25 x 48	25 x 95	4	1	Y
	111 West 13th Street	8/12/16	\$7,700,000.00	3,280	\$2,348	20 x 41	20 x 100	4	1	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.

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	103 East 101st Street	11/22/16	\$2,250,000.00	3,392	\$663	15 x 48	16 x 75	4	1	N
	180 East 111th Street	11/7/16	\$1,900,000.00	2,412	\$788	17 x 46	18 x 101	4	3	N
	205 East 115th Street	9/21/16	\$2,300,000.00	3,483	\$660	18 x 45	18 x 101	4	4	N
	11 East 117th Street	8/10/16	\$2,000,000.00	3,600	\$556	20 x 45	20 x 101	4	3	N
	310 East 120th Street	9/15/16	\$2,100,000.00	3,420	\$614	20 x 45	20 x 101	4	3	N
	29 East 129th Street	9/15/16	\$1,980,000.00	2,852	\$694	17 x 50	17 x 100	4	3	N
	30 East 129th Street	8/31/16	\$3,050,000.00	6,390	\$477	25 x 86	25 x 100	4	3	N
	56 East 130th Street	9/21/16	\$2,450,000.00	7,230	\$339	25 x 60	25 x 100	4	4	N
Hamilton Heights/Sugar Hill	387 Manhattan Avenue	11/28/16	\$2,100,000.00	2,880	\$729	18 x 40	18 x 50	3	4	N
	733 St Nicholas Avenue	10/7/16	\$2,650,000.00	5,272	\$503	19 x 72	19 x 88	4	3	N
	469 West 141st Street	12/20/16	\$2,350,000.00	4,590	\$512	18 x 87	18 x 100	4	4	N
	413 West 145th Street	12/9/16	\$950,000.00	3,876	\$245	19 x 51	19 x 100	4	1	N
	472 West 145th Street	8/10/16	\$1,850,000.00	4,416	\$419	16 x 69	16 x 100	4	1	N
	468 West 146th Street	7/7/16	\$1,900,000.00	3,717	\$511	25 x 43	25 x 100	3	3	N
	457 West 147th Street	8/19/16	\$1,750,000.00	2,580	\$678	19 x 43	19 x 100	4	2	N
	414 West 149th Street	9/22/16	\$2,100,000.00	4,112	\$511	19 x 52	19 x 100	4	4	N
	452 West 153rd Street	9/30/16	\$2,600,000.00	2,688	\$967	17 x 42	17 x 95	4	2	N
Harlem	76 Edgecombe Avenue	11/29/16	\$2,495,000.00	4,611	\$541	19 x 55	19 x 85	4	4	N
	227 Edgecombe Avenue	9/29/16	\$1,000,000.00	3,360	\$298	20 x 42	20 x 100	4	1	N
	52 Hamilton Place	12/21/16	\$1,512,500.00	3,260	\$464	18 x 50	18 x 74	4	2	N
	399 Manhattan Avenue	7/29/16	\$2,700,000.00	2,160	\$1,250	18 x 40	18 x 50	3	2	N
	850 St Nicholas Avenue	11/9/16	\$3,395,000.00	4,944	\$687	22 x 53	22 x 76	4	1	N
	229 West 112th Street	12/14/16	\$3,250,000.00	2,700	\$1,204	18 x 50	18 x 101	4	3	N
	112 West 118th Street	11/16/16	\$2,800,000.00	2,400	\$1,167	16 x 50	16 x 101	4	2	N
	355 West 122nd Street	12/5/16	\$500,000.00	3,840	\$130	16 x 60	16 x 101	4	2	N
	202 West 123rd Street	7/18/16	\$2,385,000.00	2,640	\$903	16 x 55	16 x 101	4	4	N
	46 West 126th Street	9/19/16	\$2,685,000.00	3,054	\$879	20 x 50	20 x 100	4	3	N
	125 West 126th Street	12/14/16	\$2,675,000.00	3,332	\$803	17 x 50	17 x 100	4	3	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.

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	129 West 126th Street	10/13/16	\$2,200,000.00	3,335	\$660	17 x 66	17 x 100	4	3	N
	18 West 127th Street	8/5/16	\$2,575,000.00	4,052	\$635	19 x 50	19 x 100	5	4	N
	130 West 127th Street	10/25/16	\$2,525,000.00	2,343	\$1,078	16 x 49	16 x 100	4	2	N
	111 West 128th Street	11/29/16	\$3,760,000.00	4,800	\$783	25 x 60	25 x 100	5	4	N
	120 West 132nd Street	7/6/16	\$1,657,500.00	2,250	\$737	15 x 48	15 x 100	4	3	N
	142 West 132nd Street	7/27/16	\$2,650,000.00	2,832	\$936	16 x 59	16 x 100	3	2	N
	252 West 132nd Street	11/16/16	\$1,310,000.00	3,600	\$364	18 x 50	18 x 100	4	2	N
	131 West 136th Street	7/11/16	\$2,450,000.00	3,438	\$713	16 x 51	16 x 100	4	2	N
	209 West 136th Street	7/7/16	\$2,000,000.00	3,936	\$508	17 x 50	17 x 100	4	2	N
	237 West 136th Street	12/7/16	\$2,000,000.00	3,200	\$625	16 x 50	16 x 100	4	2	N
	221 West 137th Street	8/15/16	\$1,795,000.00	3,060	\$587	18 x 50	18 x 100	4	1	N
	288 West 137th Street	11/30/16	\$2,300,000.00	3,796	\$606	16 x 51	16 x 100	4	1	N
	292 West 137th Street	8/19/16	\$2,225,000.00	3,740	\$595	16 x 51	16 x 100	4	3	N
	320 West 138 Street	9/22/16	\$1,550,000.00	3,400	\$456	16 x 52	16 x 92	4	2	N
	268 West 139th Street	9/23/16	\$2,950,000.00	2,886	\$1,022	17 x 51	17 x 100	4	2	N
	516 West 140th Street	10/19/16	\$2,260,000.00	2,845	\$794	15 x 54	15 x 100	4	1	N
	523 West 141st Street	7/7/16	\$2,051,000.00	3,604	\$569	16 x 60	16 x 100	4	4	N
	523 West 141st Street	7/7/16	\$2,051,000.00	3,604	\$569	16 x 60	16 x 100	4	4	N
	529 West 141st Street	11/30/16	\$2,075,000.00	4,755	\$436	16 x 62	16 x 100	4	3	N
	473 West 146th Street	8/11/16	\$2,455,000.00	4,000	\$614	17 x 60	17 x 100	3	2	N
	547 West 149th Street	12/16/16	\$2,400,000.00	2,595	\$925	17 x 50	17 x 100	4	3	N
	547 West 152nd Street	9/23/16	\$1,150,000.00	2,340	\$491	15 x 56	15 x 100	4	2	N
Inwood	73 Adrian Avenue	7/28/16	\$840,000.00	2,249	\$374	24 x 32	63 x 110	3	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.



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

SOUTH SLOPE

1214 8th Avenue
Brooklyn, NY 11215
718.878.1888

NEW JERSEY HOBOKEN

200 Washington Street
Hoboken, NJ 07030
201.478.6700

MONTCLAIR

635 Valley Road,
Montclair, NJ 07030
973.744.6033

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

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
212.253.9300

GLOBAL SERVICES

770 Lexington Avenue
New York, NY 10065
800.765.2692 x6521

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

©2017 by Halstead Property, LLC. All
Rights Reserved. This information
may not be copied, commercially
used or distributed without
Halstead Property's prior consent.
While information is believed true,
no guaranty is made of accuracy.

