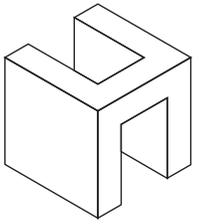


First Half 2018 Market Report Manhattan Townhouses



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

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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

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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
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Riverdale, NY 10463
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RIVERDALE MOSHOLU

5626 Mosholu Avenue
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122 Montague Street
Brooklyn, NY 11201
718.613.2000

NORTH SLOPE

76 Seventh Avenue
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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
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STUYVESANT HEIGHTS

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Brooklyn, NY 11233
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SOUTH SLOPE

1214 8th Avenue
Brooklyn, NY 11215
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FORT GREENE

725 Fulton Street
Brooklyn, NY 1127
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HUDSON VALLEY HUDSON

526 Warren Street
Hudson, NY 12534
518.828.0181

CONNECTICUT DARIEN

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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

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200 Washington Street
Hoboken, NJ 07030
201.478.6700

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635 Valley Road,
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631.324.6100

SOUTHAMPTON

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Southampton, NY 11968
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DEVELOPMENT MARKETING

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770 Lexington Avenue, 7th floor
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Alan Tsang, Senior Analyst,
Halstead Manhattan.

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