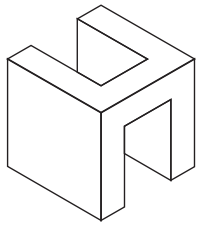


First Half 2019

Market Report Manhattan Townhouses



HALSTEAD
REAL ESTATE

LP LUXURY
PORTFOLIO
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Leading REAL ESTATE
COMPANIES
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East Side

Generally 59th to 96th Street,
Fifth Avenue to the East River



Halstead.com WEB# 19546313

	Address*	Date Sold	Price	SqFt**	Price PSF	Building Dimensions	Lot Dimensions	Floors**	Units**
Carnegie Hill	121 East 91st Street	4/8/2019	\$6,367,000	4,050	\$1,572	15 x 55	15 x 101	3	2
	10 East 92nd Street	6/25/2019	\$11,200,000	4,663	\$2,402	19 x 58	19 x 101	5	3
	15 East 92nd Street	6/25/2019	\$9,250,000	5,140	\$1,800	20 x 54	20 x 101	5	2
	168 East 93rd Street	5/29/2019	\$5,775,000	3,650	\$1,582	20 x 47	20 x 100	4	1
	143 East 95th Street	5/30/2019	\$5,050,000	4,066	\$1,242	18 x 55	18 x 101	3	1
Lenox Hill	215 East 61st Street	6/25/2019	\$9,999,999	5,045	\$1,982	18 x 50	18 x 100	5	1
	237 East 61st Street	4/30/2019	\$6,400,000	5,640	\$1,135	20 x 62	20 x 100	5	1
	253 East 61st Street	2/1/2019	\$4,600,000	3,100	\$1,484	20 x 36	20 x 82	4	1
	246 East 62nd Street	3/8/2019	\$6,400,000	4,165	\$1,537	17 x 64	17 x 100	5	1
	358 East 69th Street	2/22/2019	\$7,550,000	3,898	\$1,937	17 x 51	17 x 77	5	1
	216 East 72nd Street	1/31/2019	\$8,850,000	3,457	\$2,560	18 x 65	18 x 102	5	1
Upper East Side	160 East 61st Street	6/27/2019	\$9,995,000	4,750	\$2,104	19 x 50	19 x 100	5	1
	101 East 63rd Street	1/15/2019	\$18,000,000	7,349	\$2,449	25 x 50	25 x 100	3	1
	140 East 65th Street	6/19/2019	\$9,750,000	6,200	\$1,573	20 x 62	20 x 100	4	1
	46 East 66th Street	5/8/2019	\$17,700,000	8,200	\$2,159	20 x 62	20 x 100	5	1
	14 East 67th Street	6/4/2019	\$77,100,000	22,000	\$3,505	48 x 100	48 x 100	5	1
	49 East 68th Street	2/19/2019	\$19,000,000	8,200	\$2,317	25 x 94	25 x 100	5	1
	160 East 71st Street	4/16/2019	\$8,200,000	4,314	\$1,901	16 x 55	16 x 100	5	1
	167 East 73rd Street	6/26/2019	\$16,500,000	5,795	\$2,847	25 x 100	25 x 102	3	3
	134 East 74th Street	6/20/2019	\$25,250,000	9,050	\$2,790	38 x 52	38 x 68	6	1
	36-38 East 74th Street	6/28/2019	\$25,500,000	14,000	\$1,821	40 x 55	40 x 102	5	2
	182 East 75th Street	6/3/2019	\$11,125,000	5,850	\$1,902	18 x 60	18 x 102	4	2
	26 East 78th Street	5/30/2019	\$7,100,000	3,945	\$1,800	16 x 54	16 x 77	5	2
	106 East 78th Street	6/10/2019	\$7,200,000	4,344	\$1,657	18 x 60	18 x 102	4	2
	51 East 80th Street	4/15/2019	\$21,500,000	8,876	\$2,422	23 x 65	23 x 102	5	1
	54 East 80th Street	2/14/2019	\$8,975,000	5,913	\$1,518	18 x 56	18 x 102	5	3
	134 East 80th Street	6/25/2019	\$8,668,750	5,750	\$1,508	18 x 54	18 x 102	4	1
	12 East 81st Street	6/25/2019	\$23,000,000	6,840	\$3,363	20 x 60	20 x 102	5	2
	164 East 81st Street	6/19/2019	\$8,750,000	4,160	\$2,103	20 x 52	20 x 104	4	2
	11 East 82nd Street	3/4/2019	\$30,139,360	7,340	\$4,106	25 x 65	25 x 102	6	1
	60 East 83rd Street	6/20/2019	\$16,750,000	8,575	\$1,953	20 x 81	20 x 102	7	1
	9 East 84th Street	6/12/2019	\$19,000,000	14,403	\$1,319	25 x 82	25 x 102	5	1
	1129 Lexington Avenue	4/17/2019	\$4,800,000	5,248	\$915	20 x 70	20 x 70	4	3
Yorkville	154 East End Avenue	6/12/2019	\$3,845,000	2,584	\$1,488	19 x 34	19 x 44	4	1

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West Side

Generally 59th to 110th Street,
Hudson River to West of Fifth Avenue



Halstead.com WEB# 19526362

	Address*	Date Sold	Price	SqFt**	Price PSF	Building Dimensions	Lot Dimensions	Floors**	Units**
Upper West Side	248 Central Park West	6/18/2019	\$16,250,000	9,115	\$1,783	20 x 80	20 x 100	5	1
	15 West 76th Street	6/27/2019	\$16,500,000	10,050	\$1,642	25 x 79	25 x 102	5	1
	313 West 80th Street	6/4/2019	\$6,500,000	4,396	\$1,479	16 x 50	16 x 102	4	1
	310 West 81st Street	1/31/2019	\$8,100,000	4,632	\$1,749	20 x 68	20 x 102	4	1
	45 West 84th Street	2/20/2019	\$8,750,000	6,925	\$1,264	18 x 66	18 x 102	6	1
	37 West 88th Street	5/15/2019	\$8,875,000	6,689	\$1,327	20 x 72	21 x 101	4	1
	272 West 91st Street	6/18/2019	\$5,750,000	5,070	\$1,134	43 x 25	43 x 25	5	1
	131 West 94th Street	4/12/2019	\$4,900,000	3,600	\$1,361	17 x 50	17 x 101	4	2



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Midtown

Generally 34th Street
to 59th Street



Halstead.com WEB# 18942541

	Address*	Date Sold	Price	SqFt**	Price PSF	Building Dimensions	Lot Dimensions	Floors**	Units**
Murray Hill	150 East 38th Street	3/18/2019	\$3,468,750	3,680	\$943	20 x 43	20 x 99	3	1
Sutton	16 Sutton Square	6/27/2019	\$13,000,000	4,000	\$3,250	20 x 48	48 x 70	4	2
Turtle Bay	216 East 50th Street	5/28/2019	\$3,400,000	3,000	\$1,133	16 x 50	16 x 82	3	2
	306 East 51st Street	2/7/2019	\$4,800,000	4,140	\$1,159	19 x 46	19 x 100	4	1
	323 East 51st Street	6/19/2019	\$5,600,000	3,707	\$1,511	19 x 52	19 x 100	4	3



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Downtown

34th-14th Street



Halstead.com WEB# 19461493

	Address*	Date Sold	Price	SqFt**	Price PSF	Building Dimensions	Lot Dimensions	Floors**	Units**
Chelsea	218 West 15th Street	5/22/2019	\$2,421,900	3,935	\$615	25 x 45	25 x 87	3	1
	253 West 18th Street	4/11/2019	\$12,709,140	8,300	\$1,531	26 x 50	26 x 60	5	1
	353 West 22nd Street	1/3/2019	\$4,800,000	3,300	\$1,455	13 x 55	13 x 98	5	2
Gramercy	219 East 17th Street	6/27/2019	\$5,497,500	3,000	\$1,833	15 x 50	15 x 92	5	2
	304 East 18th Street	4/18/2019	\$4,000,000	3,221	\$1,242	22 x 50	22 x 78	3	3
Kips Bay	237 East 32nd Street	6/26/2019	\$4,687,500	4,320	\$1,085	17 x 48	18 x 99	4	2
	155 Lexington Avenue	1/23/2019	\$4,400,000	4,125	\$1,067	15 x 55	15 x 100	5	1
NoMad	127 East 26th Street	6/20/2019	\$3,700,000	3,080	\$1,201	14 x 55	14 x 99	3	2



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Downtown

South of 14th Street



Halstead.com WEB# 19124728

	Address*	Date Sold	Price	SqFt**	Price PSF	Building Dimensions	Lot Dimensions	Floors**	Units**
East Village	123 East 10th Street	6/28/2019	\$7,350,000	4,200	\$1,750	14 x 60	14 x 95	4	1
	113 East 2nd Street	2/5/2019	\$7,400,000	6,993	\$1,058	25 x 80	25 x 106	5	2
	321 East 6th Street	5/23/2019	\$4,600,000	5,869	\$784	20 x 60	20 x 81	4	1
	64 East 7th Street	5/14/2019	\$15,750,000	5,299	\$2,972	25 x 50	25 x 91	4	1
	263 East 7th Street	4/30/2019	\$6,300,000	3,600	\$1,750	25 x 52	25 x 98	4	3
Greenwich Village	37 West 11th Street	6/27/2019	\$11,800,000	3,696	\$3,193	22 x 42	22 x 103	4	3
	11 West 12th Street	6/14/2019	\$19,900,000	9,652	\$2,062	25 x 65	25 x 103	6	1
	45 West 12th Street	2/1/2019	\$6,600,000	1,656	\$3,986	20 x 41	20 x 45	4	1
	60 West 9th Street	6/27/2019	\$9,800,000	5,065	\$1,935	25 x 44	25 x 94	5	1
Seaport	138 Beekman Street	3/7/2019	\$3,075,000	1,900	\$1,618	18 x 26	18 x 26	4	1
SoHo	574 Broome Street	1/8/2019	\$4,072,000	5,355	\$760	23 x 68	23 x 84	4	3
	191 Spring Street	1/30/2019	\$8,700,000	5,719	\$1,521	17 x 100	17 x 100	6	3
	30 Sullivan Street	4/5/2019	\$12,296,500	4,607	\$2,669	25 x 45	25 x 100	3	1
Tribeca	39 Harrison Street	6/26/2019	\$4,950,000	3,080	\$1,607	20 x 44	20 x 74	4	2
	41 Harrison Street	6/17/2019	\$4,050,000	3,080	\$1,315	20 x 44	20 x 74	4	2
	2 North Moore Street	6/25/2019	\$26,777,133	11,300	\$2,370	62 x 59	65 x 66	6	1
West Village	22 Bank Street	6/3/2019	\$17,425,000	3,200	\$5,445	19 x 42	19 x 93	3	2
	128 Bank Street	3/20/2019	\$7,050,000	1,836	\$3,840	18 x 38	18 x 95	4	2
	66 Charles Street	4/8/2019	\$9,750,000	2,880	\$3,385	19 x 40	19 x 49	5	1
	22 Christopher Street	1/21/2019	\$5,500,000	3,000	\$1,833	19 x 70	19 x 70	3	2
	15 Commerce Street	6/26/2019	\$6,000,000	2,394	\$2,506	21 x 25	21 x 40	4	1
	23 Cornelia Street	2/5/2019	\$11,500,000	5,500	\$2,091	21 x 95	21 x 97	3	1
	37 Eighth Avenue	1/29/2019	\$4,900,000	5,803	\$844	55 x 29	55 x 38	3	2
	613 Hudson Street	1/17/2019	\$5,100,000	2,340	\$2,179	20 x 26	20 x 30	3	1
	53 Jane Street	3/21/2019	\$6,700,000	3,228	\$2,076	19 x 50	19 x 66	3	2
	71 Jane Street	4/19/2019	\$8,000,000	3,360	\$2,381	21 x 40	21 x 87	3	2
	16 Leroy Street	6/24/2019	\$5,600,000	2,216	\$2,527	20 x 42	20 x 80	4	3
	16 Morton Street	3/25/2019	\$14,150,000	5,662	\$2,499	25 x 90	25 x 90	3	2
	68 Morton Street	1/31/2019	\$7,775,000	3,455	\$2,250	25 x 28	25 x 28	3	2
	146 Waverly Place	6/28/2019	\$17,400,000	8,016	\$2,171	22 x 58	22 x 98	4	1
	243 Waverly Place	6/19/2019	\$8,000,000	3,207	\$2,495	17 x 46	17 x 66	4	1
	109 West 11th Street	5/22/2019	\$11,200,000	4,060	\$2,759	20 x 53	20 x 83	3	1
	208 West 11th Street	4/4/2019	\$8,900,000	3,700	\$2,405	20 x 38	20 x 54	4	1
	250 West 11th Street	1/4/2019	\$4,700,000	2,850	\$1,649	17 x 40	17 x 49	4	2
	252 West 12th Street	6/27/2019	\$19,000,000	4,875	\$3,897	21 x 44	21 x 85	4	1

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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# 19250457

	Address*	Date Sold	Price	SqFt**	Price PSF	Building Dimensions	Lot Dimensions	Floors**	Units**
Central Harlem	80 West 120th Street	1/18/2019	\$2,900,000	4,740	\$612	20 x 52	20 x 100	4	1
	209 West 121st Street	1/15/2019	\$2,400,000	2,688	\$893	16 x 56	16 x 101	4	3
	244 West 121st Street	5/9/2019	\$2,640,000	3,060	\$863	17 x 60	17 x 101	4	3
	116 West 130th Street	4/19/2019	\$2,300,000	3,476	\$662	16 x 50	17 x 100	4	3
	213 West 131st Street	2/22/2019	\$2,380,000	3,460	\$688	17 x 52	17 x 100	4	2
	123 West 132nd Street	1/4/2019	\$2,230,000	3,400	\$656	17 x 50	17 x 100	4	1
	259 West 132nd Street	4/26/2019	\$2,200,000	3,200	\$688	16 x 50	16 x 100	4	3
	202 West 137th Street	1/25/2019	\$1,790,000	4,128	\$434	18 x 52	18 x 100	3	2
	218 West 139th Street	6/27/2019	\$3,400,000	3,852	\$883	20 x 60	32 x 100	4	2
East Harlem	319 West 139th Street	1/31/2019	\$1,800,000	3,400	\$529	17 x 50	17 x 100	3	2
	217 East 111th Street	3/29/2019	\$1,900,000	3,036	\$626	22 x 46	23 x 101	3	3
	415 East 116th Street	6/12/2019	\$2,150,000	4,400	\$489	22 x 50	22 x 101	3	3
	511 East 118th Street	2/1/2019	\$2,137,500	3,072	\$696	17 x 48	17 x 101	3	3
	412 East 120th Street	3/27/2019	\$1,825,000	4,180	\$437	19 x 55	19 x 100	4	2
Hamilton Heights	1937 Madison Avenue	1/30/2019	\$3,300,000	6,238	\$529	22 x 48	22 x 85	4	3
	3686 Broadway	5/10/2019	\$2,000,000	3,328	\$601	16 x 52	16 x 78	4	2
	43 Hamilton Terrace	2/25/2019	\$3,100,000	5,220	\$594	19 x 50	19 x 98	5	2
	455 West 141st Street	4/29/2019	\$2,600,000	4,593	\$566	18 x 70	18 x 100	4	3
	533 West 141st Street	3/26/2019	\$2,300,000	3,600	\$639	12 x 68	12 x 100	4	1
	463 West 143rd Street	1/15/2019	\$3,188,250	5,130	\$621	19 x 54	19 x 100	4	2
	475 West 146th Street	4/1/2019	\$2,425,000	5,500	\$441	17 x 60	22 x 100	4	2
	423 West 147th Street	5/1/2019	\$531,527	4,572	\$116	18 x 56	18 x 100	3	3
	634 West 147th Street	3/21/2019	\$2,400,000	2,970	\$808	18 x 55	24 x 100	3	3
Hudson Heights	620 West 148th Street	5/16/2019	\$2,725,000	3,896	\$699	15 x 65	15 x 99	4	2
	524 West 150th Street	3/21/2019	\$1,200,134	3,300	\$364	15 x 55	15 x 100	3	1
	16 Chittenden Avenue	1/17/2019	\$2,000,000	3,300	\$606	17 x 54	25 x 139	3	2
	286 Wadsworth Avenue	6/13/2019	\$945,000	1,914	\$494	20 x 30	23 x 95	2	1
Marble Hill	605 West 187th Street	6/11/2019	\$775,000	3,096	\$250	20 x 44	20 x 95	3	2
	40 Adrian Avenue	3/6/2019	\$739,000	2,000	\$370	19 x 32	19 x 50	2	1
	36 Van Corlear Place	4/12/2019	\$375,000	1,528	\$245	19 x 32	22 x 71	3	1
Morningside Heights	345 West 121st Street	3/8/2019	\$3,450,000	3,712	\$929	16 x 58	16 x 101	4	2
Washington Heights	630 West 158th Street	4/25/2019	\$2,300,000	3,416	\$673	19 x 45	19 x 100	4	2
	562 West 161st Street	1/25/2019	\$2,150,000	3,584	\$600	16 x 50	16 x 100	4	3
	427 West 162nd Street	6/20/2019	\$2,647,000	4,552	\$582	19 x 52	19 x 113	4	2
	565 West 170th Street	5/23/2019	\$1,825,000	1,736	\$1,051	21 x 33	25 x 100	3	1

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HALSTEAD

REAL ESTATE

OFFICES

MANHATTAN PARK AVENUE

499 Park Avenue
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212.734.0010

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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
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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

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East Hampton, NY 11937
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SOUTHAMPTON

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Southampton, NY 11968
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New York, NY 10065
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DEVELOPMENT MARKETING

445 Park Avenue
New York, NY 10022
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MANAGEMENT COMPANY

770 Lexington Avenue, 7th floor
New York, NY, 10065
212.508.7272

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Alan Tsang, Senior Analyst,
Halstead Manhattan.

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