



2014 Townhouse Sales East 70's

Address	Width	Lot	Depth	Firs	Sq. Ftg.	Sales Price	SP,S.F.	Date
	30	100	90	6	14,277	\$50,250,000	\$3,520	8/28/14
	30	102	86	6	15,500	\$51,000,000	\$3,290	2/3/14
	19	100	50	5	6,480	\$31,000,000	\$4,784	10/29/14
	36	100	55	5	9,900	\$26,050,000	\$3,030	12/17/14
	20	102	72	6	9,420	\$28,000,000	\$2,972	11/19/14
	168	102	60	5	5,290	\$14,100,000	\$2,665	3/21/14
	16	100	55	4	3,520	\$7,300,000	\$2,074	12/5/14
	20	102	75	4	7,290	\$14,750,000	\$2,023	9/8/14
	25	102	50	4	5,000	\$7,500,000	\$1,500	2/19/14
	27	102	98	5	13,310	\$19,000,000	\$1,427	4/11/14
	25	100	72	5	9,916	\$5,800,000	\$584	3/31/14
	25	102	60	5	6,935	\$6,050,000	\$872	5/15/14
	27	102	65	5	9,544	\$17,310,250	\$1,814	7/10/14
	25	102	92	2	5,058	\$13,250,000	\$2,620	4/17/14
	20	102	70	5	6,134	\$27,250,000	\$4,442	7/1/14
	25	102	76	5	11,076	\$10,100,000	\$912	12/17/14
	21	102	75	5	9,495	\$29,700,000	\$3,128	10/31/14
	17	102	62	5	7,286	\$18,300,000	\$2,512	12/15/14
	18	102	60	5	5,400	\$9,500,000	\$1,759	In Contract
	25	67	97	5	8,367	\$4,700,000	\$562	10/7/14
	17	102	60	5	4,343	\$6,725,000	\$1,548	5/23/14
	28	102	88	5	11,020	\$6,600,000	\$599	3/19/14
	25	102	70	5	11,450	\$33,000,000	\$2,882	In Contract
	21	75	49	4	5,600	\$7,291,250	\$1,302	3/14/14
	26	102	95	6	10,105	\$19,250,000	\$1,905	7/10/14
	27	102	91	6	17,618	\$12,000,000	\$681	3/25/14
	20	77	77	5	6,160	\$15,000,000	\$2,435	4/3/14

LEON



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February 18, 2015

Mr. Jeffrey E. Epstein
9 East 71st Street
New York, NY 10021

Dear Mr. Epstein:

Over the past year sales prices in the 70's were among the highest in the Upper East Side. With an impressive seventeen sales over \$10 million and seven sales over \$20 million, 2014 was the strongest year for sales in the neighborhood's history.

Single-family homes in the area commanded the highest prices with an average sales price of \$20 million and an average Price Per Square Foot (PPSF) of \$2,698. Sales of note include: the \$51 million sale at [REDACTED] and the \$31 million sale of [REDACTED] both single family mansions located on [REDACTED]; the \$27.25 million sale at [REDACTED], a triple mint 20' wide single family home; as well as the \$26 million sale at [REDACTED], a 36' wide renovated single family home.

For your convenience, we have included a spreadsheet with a summary of 2014 townhouse sales in the East 70's. Should you have any questions, or would like a valuation of your own property's current market value, please contact us at [REDACTED]

Sincerely,

Jed H. Garfield
President

[REDACTED]

Caylyn Sullivan
Associate

[REDACTED]