

CITYREALTY  
**MONTHLY  
MARKET**  
REPORT

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CityRealty is the website for NYC real estate, providing high-quality listings and tailored agent matching for prospective apartment buyers, as well as in-depth analysis of the New York real estate market.

# Summary

While the average price for Manhattan apartments rose in the four weeks leading up to March 1, the number of sales fell for the second month in a row. The average price for an apartment—taking into account both condo and co-op sales—was \$2.3 million, up from \$2.1 million the preceding month. The number of recorded sales, 818, represented a drop from the 894 recorded in the preceding month and was down substantially from the 1,020 recorded two months ago.

## AVERAGE SALES PRICE

CONDOS AND CO-OPS

# \$2.3 Million

The average price of a condo was \$3.2 million and the average price of a co-op was \$1.3 million. There were 397 condo sales and 421 co-op sales.

RESIDENTIAL SALES

# 818

UNITS

# \$1.8B

GROSS SALES

The top three sales this month were all in new development condos, and the top two were in properties that have recently been converted.

The biggest sale was for a penthouse unit in the Whitney Condos at 33 East 74th Street, a redevelopment of several brownstones immediately to the south of the former location of the Whitney. The apartment, PH3, is a five-bedroom, five-bathroom unit with 6,312 square feet; it fetched \$31 million.

The second-biggest sale was of one of the six new penthouses that have been carved out atop Nolita's landmark Puck Building at 293 Lafayette street. The 4,995-square-foot, three-bedroom apartment, #9C, sold for \$28.5 million.

The third top sale was for a \$24 million unit in the new supertall Billionaire's Row building 432 Park Avenue. Apartment 62B, which has three bedrooms, consists of 4,019 square feet.



## MOST EXPENSIVE SALES



# \$31.0M

**Whitney Condos, #PH7A**

**33 East 74th Street**

5 Beds, 5 baths

Approx. 6,312 ft<sup>2</sup> (\$4,911/ft<sup>2</sup>)



# \$28.5M

**The Puck Penthouses, #PH7A**

**293 Lafayette Street**

3 Beds, 3.5 baths

Approx. 4,965 ft<sup>2</sup> (\$5,742/ft<sup>2</sup>)



# \$24.1M

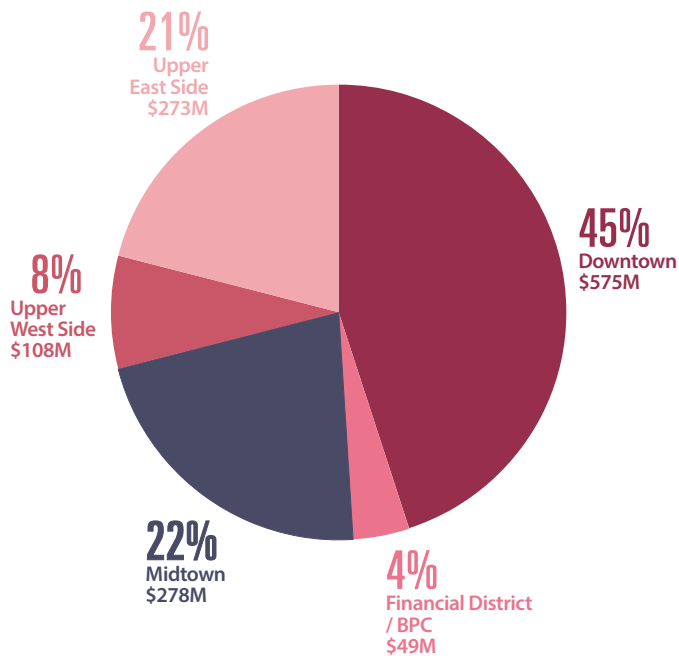
**432 Park Avenue, #62B**

3 Beds, 4.5 baths

Approx. 4,019 ft<sup>2</sup> (\$5,990/ft<sup>2</sup>)

# Manhattan Condo Sales Summary

## 30-Day Total Sales by Region



Downtown was the highest-grossing region in Manhattan, with \$575 million in condominium sales. Midtown was the second highest-grossing area, with \$278 million in sales. Downtown also had the highest price/ft<sup>2</sup>, \$2,228, and Midtown the second-highest, \$1,916.

DOWNTOWN	30-DAY PRICE AVG*	SALES / PAST 30 DAYS
Chelsea	\$1,833 / ft <sup>2</sup> (-8.0%)	39
Flatiron / Union Square	\$2,291 / ft <sup>2</sup> (+3.5%)	14
Greenwich Village	\$2,849 / ft <sup>2</sup> (+14.7%)	11
SOHO	\$2,334 / ft <sup>2</sup> (-17.9%)	27
Tribeca	\$2,049 / ft <sup>2</sup> (+9.0%)	24
West Village	\$2,648 / ft <sup>2</sup> (-21.0%)	12

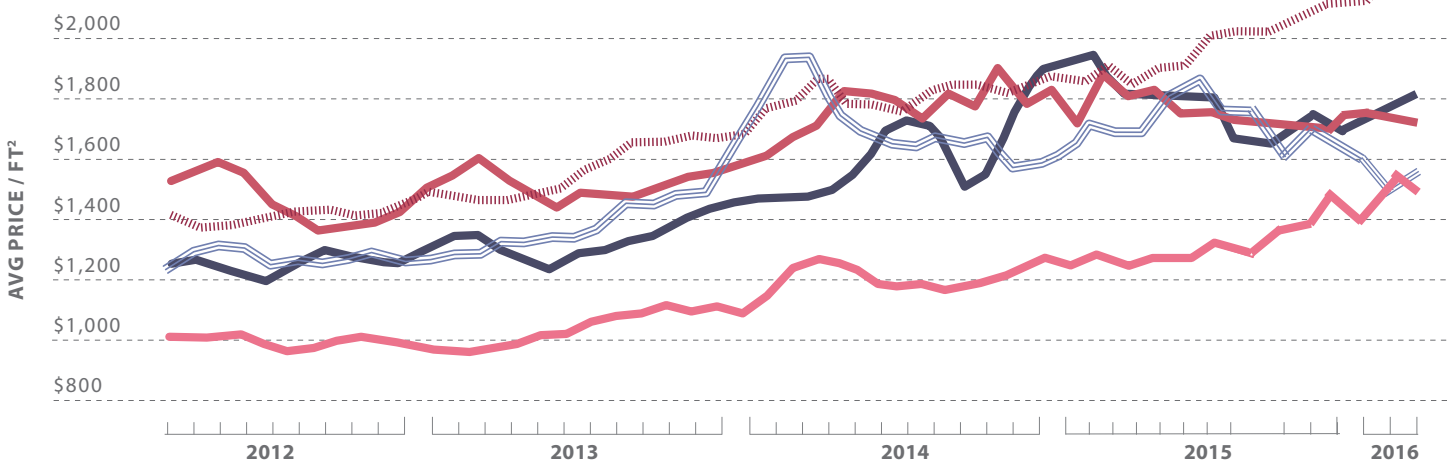
FINANCIAL DISTRICT / BPC	30-DAY PRICE AVG*	SALES / PAST 30 DAYS
Battery Park City	\$1,386 / ft <sup>2</sup> (-23.5%)	11
Financial District	\$1,375 / ft <sup>2</sup> (-15.9%)	21

MIDTOWN	30-DAY PRICE AVG*	SALES / PAST 30 DAYS
Midtown East	\$2,705 / ft <sup>2</sup> (+13.9%)	26
Midtown West	\$1,915 / ft <sup>2</sup> (-4.8%)	35
Murray Hill	\$1,310 / ft <sup>2</sup> (-4.0%)	18
Turtle Bay / United Nations	\$1,315 / ft <sup>2</sup> (-20.2%)	10

UPPER EAST SIDE	30-DAY PRICE AVG*	SALES / PAST 30 DAYS
Lenox Hill	\$1,792 / ft <sup>2</sup> (+25.2%)	32
Park/Fifth Ave. to 79th St.	\$3,078 / ft <sup>2</sup> (+17.1%)	6
Yorkville	\$1,557 / ft <sup>2</sup> (+10.3%)	43

UPPER WEST SIDE	30-DAY PRICE AVG*	SALES / PAST 30 DAYS
Broadway Corridor	\$1,760 / ft <sup>2</sup> (+15.4%)	12
Lincoln Center	\$1,686 / ft <sup>2</sup> (+2.3%)	11
Riverside Dr. / West End Ave.	\$1,963 / ft <sup>2</sup> (+21.8%)	11

## Avg Price / Ft<sup>2</sup> by Region



KEY: UPPER WEST SIDE (Red) UPPER EAST SIDE (Blue) MIDTOWN (Dark Blue) DOWNTOWN (Black) FINANCIAL DISTRICT/BPC (Dotted)

# Historical Performance: Selected Resales

Of the 397 condo sales in Manhattan, 140 had sold since 2005. The selected resales listed below are grouped according to the years they were initially purchased. The price difference between the sales and the Compound Annual Growth Rate (CAGR) is indicated.

BUILDING, UNIT	SQUARE FEET	FIRST SALE	MOST RECENT SALE	PRICE CHANGE	COMPOUND ANNUAL GROWTH RATE
<b>Original Sale Year : 2005</b>					
Total Transactions : 7					
Trump Park Avenue, 502 Park Avenue, #17B	774 ft <sup>2</sup>	Jan 13, 2005 (\$1,425,550)	Feb 01, 2016 (\$2,100,000)	\$674,450 (+47.3%)	3.6%
The Strand, 500 West 43rd Street, #23B	838 ft <sup>2</sup>	Mar 18, 2005 (\$810,000)	Feb 17, 2016 (\$1,100,000)	\$290,000 (+35.8%)	2.9%
Arcadia, 408 East 79th Street, #5D	810 ft <sup>2</sup>	Dec 14, 2005 (\$911,741)	Feb 10, 2016 (\$1,195,000)	\$283,259 (+31.1%)	2.7%
305 West 52nd Street, #6A	504 ft <sup>2</sup>	Dec 12, 2005 (\$545,000)	Feb 23, 2016 (\$595,000)	\$50,000 (+9.2%)	0.9%
Milan, 300 East 55th Street, #30B	1,619 ft <sup>2</sup>	Aug 09, 2005 (\$2,545,625)	Feb 10, 2016 (\$3,200,000)	\$654,375 (+25.7%)	2.2%
The Beaumont, 30 West 61st Street, #12G	607 ft <sup>2</sup>	Nov 08, 2005 (\$710,000)	Feb 18, 2016 (\$985,000)	\$275,000 (+38.7%)	3.2%
Astor Terrace, 245 East 93rd Street, #SW1	1,283 ft <sup>2</sup>	Feb 10, 2005 (\$1,750,000)	Feb 08, 2016 (\$3,325,000)	\$1,575,000 (+90.0%)	6.1%
<b>Original Sale Year : 2006</b>					
Total Transactions : 13					
44 East 67th Street, #PHC	1,875 ft <sup>2</sup>	Jan 31, 2006 (\$2,050,000)	Feb 01, 2016 (\$3,000,000)	\$950,000 (+46.3%)	3.9%
The Corinthian, 330 East 38th Street, #11G	772 ft <sup>2</sup>	Jul 24, 2006 (\$743,000)	Feb 10, 2016 (\$975,000)	\$232,000 (+31.2%)	2.9%
Time Warner Center, 25 Columbus Circle, #65E	1,423 ft <sup>2</sup>	Feb 10, 2006 (\$3,100,000)	Feb 25, 2016 (\$4,800,000)	\$1,700,000 (+54.8%)	4.5%
Murray Hill Terrace, 201 East 36th Street, #7E	808 ft <sup>2</sup>	Jun 30, 2006 (\$685,000)	Feb 01, 2016 (\$780,000)	\$95,000 (+13.9%)	1.4%
1600 Broadway, #PH2D	1,582 ft <sup>2</sup>	Sep 20, 2006 (\$2,846,008)	Feb 29, 2016 (\$3,049,659)	\$203,651 (+7.2%)	0.7%
Downtown by Starck, 15 Broad Street, #2306	1,063 ft <sup>2</sup>	Aug 04, 2006 (\$1,084,436)	Feb 12, 2016 (\$1,280,000)	\$195,564 (+18.0%)	1.8%
Trump Place, 120 Riverside Boulevard, #PH3M	1,307 ft <sup>2</sup>	Apr 26, 2006 (\$1,588,470)	Feb 24, 2016 (\$2,400,000)	\$811,530 (+51.1%)	4.3%
Windsor Park, 100 West 58th Street, #2C	1,104 ft <sup>2</sup>	Mar 27, 2006 (\$1,676,039)	Feb 19, 2016 (\$1,550,000)	(\$126,039) (-7.5%)	-0.8%
<b>Original Sale Year : 2007</b>					
Total Transactions : 23					
The Plaza, 1 Central Park South, #1204	1,279 ft <sup>2</sup>	Nov 09, 2007 (\$3,676,785)	Feb 18, 2016 (\$4,000,000)	\$323,215 (+8.8%)	1.0%
The Charleston, 225 East 34th Street, #11K	814 ft <sup>2</sup>	Nov 15, 2007 (\$855,330)	Feb 24, 2016 (\$1,239,000)	\$383,670 (+44.9%)	4.6%
213 West 23rd Street, #3S	3,248 ft <sup>2</sup>	Dec 14, 2007 (\$4,914,000)	Feb 03, 2016 (\$4,400,000)	(\$514,000) (-10.5%)	-1.4%
Liberty Court, 200 Rector Place, #5J	739 ft <sup>2</sup>	Aug 24, 2007 (\$655,000)	Feb 24, 2016 (\$815,000)	\$160,000 (+24.4%)	2.6%
3 Lincoln Center, 160 West 66th Street, #36B	984 ft <sup>2</sup>	Sep 24, 2007 (\$1,632,500)	Feb 02, 2016 (\$2,251,000)	\$618,500 (+37.9%)	3.9%
Downtown by Starck, 15 Broad Street, #2020	2,300 ft <sup>2</sup>	Jul 12, 2007 (\$2,100,000)	Feb 04, 2016 (\$3,050,000)	\$950,000 (+45.2%)	4.5%
119 Fulton Street, #10	1,321 ft <sup>2</sup>	Jan 25, 2007 (\$1,272,812)	Feb 17, 2016 (\$1,795,000)	\$522,188 (+41.0%)	3.9%
The Park Belvedere, 101 West 79th Street, #12A	858 ft <sup>2</sup>	Aug 21, 2007 (\$1,090,000)	Feb 24, 2016 (\$1,500,000)	\$410,000 (+37.6%)	3.8%
<b>Original Sale Year : 2008</b>					
Total Transactions : 12					
The A Building, 425 East 13th Street, #6L	522 ft <sup>2</sup>	Mar 14, 2008 (\$738,231)	Feb 03, 2016 (\$915,000)	\$176,769 (+23.9%)	2.8%
Worldwide Plaza 3, 393 West 49th Street, #6G	1,005 ft <sup>2</sup>	Jul 15, 2008 (\$1,095,000)	Feb 02, 2016 (\$1,500,000)	\$405,000 (+37.0%)	4.3%
The Soundings, 280 Rector Place, #3D	625 ft <sup>2</sup>	Aug 01, 2008 (\$395,460)	Feb 18, 2016 (\$605,000)	\$209,540 (+53.0%)	5.8%
260 Park Avenue South, #71	1,328 ft <sup>2</sup>	Dec 23, 2008 (\$1,720,000)	Feb 25, 2016 (\$2,545,000)	\$825,000 (+48.0%)	5.6%
20 Pine Street, #514	1,204 ft <sup>2</sup>	Oct 21, 2008 (\$1,176,078)	Feb 15, 2016 (\$1,687,500)	\$511,422 (+43.5%)	5.1%
Indigo, 125 West 21st Street, #10A	2,106 ft <sup>2</sup>	Mar 25, 2008 (\$1,837,941)	Feb 04, 2016 (\$3,225,000)	\$1,387,059 (+75.5%)	7.4%
Crossing 23rd, 121 East 23rd Street, #11D	1,012 ft <sup>2</sup>	Jul 28, 2008 (\$1,175,000)	Feb 11, 2016 (\$1,490,000)	\$315,000 (+26.8%)	3.2%
Chelsea Stratus, 101 West 24th Street, #4B	842 ft <sup>2</sup>	May 27, 2008 (\$997,885)	Feb 05, 2016 (\$1,580,000)	\$582,115 (+58.3%)	6.2%
<b>Original Sale Year : 2009</b>					
Total Transactions : 9					
75 Wall Street, #33P	1,133 ft <sup>2</sup>	May 12, 2009 (\$1,486,645)	Feb 11, 2016 (\$1,550,000)	\$63,355 (+4.3%)	0.6%
The Visionaire, 70 Little West Street, #29C	1,409 ft <sup>2</sup>	Jun 04, 2009 (\$1,856,269)	Feb 10, 2016 (\$3,015,000)	\$1,158,731 (+62.4%)	7.5%
Olympic Tower, 641 Fifth Avenue, #39C	1,287 ft <sup>2</sup>	Oct 20, 2009 (\$2,200,000)	Feb 25, 2016 (\$3,300,000)	\$1,100,000 (+50.0%)	6.6%
Loft 25, 420 West 25th Street, #2G	1,578 ft <sup>2</sup>	May 18, 2009 (\$1,298,268)	Feb 02, 2016 (\$2,325,000)	\$1,026,732 (+79.1%)	9.1%
Riverwalk Court, 415 Main Street, #9-H	1,019 ft <sup>2</sup>	Oct 29, 2009 (\$672,045)	Feb 26, 2016 (\$1,140,000)	\$467,955 (+69.6%)	8.8%
The Mondrian, 250 East 54th Street, #22B	376 ft <sup>2</sup>	Jun 29, 2009 (\$445,000)	Feb 29, 2016 (\$590,000)	\$145,000 (+32.6%)	4.3%
The Brompton, 205 East 85th Street, #10L	1,862 ft <sup>2</sup>	Aug 26, 2009 (\$2,500,000)	Feb 16, 2016 (\$3,875,000)	\$1,375,000 (+55.0%)	7.1%
Cocoa Exchange, 1 Wall Street Court, #PH03	366 ft <sup>2</sup>	Jul 28, 2009 (\$410,000)	Feb 03, 2016 (\$560,000)	\$150,000 (+36.6%)	4.9%

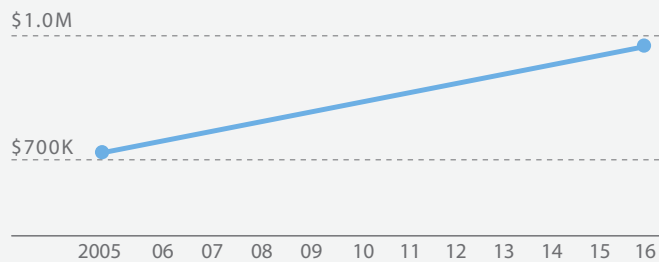
# Selected Resales, Cont.

BUILDING, UNIT	SQUARE FEET	FIRST SALE	MOST RECENT SALE	PRICE CHANGE	COMPOUND ANNUAL GROWTH RATE
<b>Original Sale Year : 2010</b>					
Total Transactions : 14					
Greenwich Club, 88 Greenwich Street, #307	732 ft <sup>2</sup>	Jan 07, 2010 (\$599,000)	Feb 12, 2016 (\$780,000)	\$181,000 (+30.2%)	4.4%
The Rushmore, 80 Riverside Boulevard, #3B	1,159 ft <sup>2</sup>	Dec 21, 2010 (\$1,209,171)	Feb 12, 2016 (\$1,700,000)	\$490,829 (+40.6%)	6.9%
The Mayfair, 610 Park Avenue, #8C	2,057 ft <sup>2</sup>	Mar 25, 2010 (\$3,875,000)	Feb 18, 2016 (\$5,450,000)	\$1,575,000 (+40.6%)	6.0%
The Salem House, 520 East 81st Street, #7B	465 ft <sup>2</sup>	Aug 05, 2010 (\$375,000)	Feb 17, 2016 (\$550,000)	\$175,000 (+46.7%)	7.2%
52 East 4th Street, #5N	917 ft <sup>2</sup>	May 06, 2010 (\$1,323,725)	Feb 02, 2016 (\$1,642,000)	\$318,275 (+24.0%)	3.9%
49 East 21st Street, #8A	1,375 ft <sup>2</sup>	Jul 20, 2010 (\$1,800,000)	Feb 08, 2016 (\$2,637,500)	\$837,500 (+46.5%)	7.2%
The Dillon, 425 West 53rd Street, #602	1,112 ft <sup>2</sup>	Oct 22, 2010 (\$1,145,531)	Feb 12, 2016 (\$1,724,000)	\$578,469 (+50.5%)	8.1%
369 Bleecker Street, #4	1,590 ft <sup>2</sup>	Sep 10, 2010 (\$2,200,000)	Feb 19, 2016 (\$3,700,000)	\$1,500,000 (+68.2%)	10.1%
<b>Original Sale Year : 2011</b>					
Total Transactions : 10					
Cipriani Residences, 55 Wall Street, #804	1,017 ft <sup>2</sup>	Feb 07, 2011 (\$867,640)	Feb 26, 2016 (\$900,000)	\$32,360 (+3.7%)	0.7%
TriBeCa Summit, 415 Greenwich Street, #5A	2,318 ft <sup>2</sup>	May 06, 2011 (\$3,025,000)	Feb 10, 2016 (\$5,375,000)	\$2,350,000 (+77.7%)	12.9%
The Corinthian, 330 East 38th Street, #7P	884 ft <sup>2</sup>	Oct 06, 2011 (\$835,000)	Feb 18, 2016 (\$1,175,000)	\$340,000 (+40.7%)	8.2%
32 Greene Street, #3S	1,946 ft <sup>2</sup>	Apr 06, 2011 (\$3,525,690)	Feb 08, 2016 (\$4,835,000)	\$1,309,310 (+37.1%)	6.8%
The Mondrian, 250 East 54th Street, #36D	1,647 ft <sup>2</sup>	Aug 22, 2011 (\$2,280,000)	Feb 12, 2016 (\$3,400,000)	\$1,120,000 (+49.1%)	9.5%
TriBeCa Space, 25 Murray Street, #7D	1,275 ft <sup>2</sup>	Jun 13, 2011 (\$1,654,656)	Feb 22, 2016 (\$2,600,000)	\$945,344 (+57.1%)	10.2%
217 West 14th Street, #2F	750 ft <sup>2</sup>	Nov 08, 2011 (\$795,000)	Feb 01, 2016 (\$1,735,000)	\$940,000 (+118.2%)	20.6%
Laureate, 2150 Broadway, #4D	1,504 ft <sup>2</sup>	Aug 26, 2011 (\$2,370,000)	Feb 18, 2016 (\$3,300,000)	\$930,000 (+39.2%)	7.8%
<b>Original Sale Year : 2012</b>					
Total Transactions : 15					
The Textile Building, 66 Leonard Street, #12D	1,780 ft <sup>2</sup>	Jul 11, 2012 (\$2,275,000)	Feb 18, 2016 (\$3,700,000)	\$1,425,000 (+62.6%)	14.5%
Park South Lofts, 45 East 30th Street, #12A	1,173 ft <sup>2</sup>	Nov 06, 2012 (\$1,400,000)	Feb 24, 2016 (\$1,845,000)	\$445,000 (+31.8%)	8.9%
The Laurel, 400 East 67th Street, #21B	1,700 ft <sup>2</sup>	Jun 15, 2012 (\$2,851,100)	Feb 16, 2016 (\$3,450,000)	\$598,900 (+21.0%)	5.3%
Wellington Tower, 350 East 82nd Street, #7Y	665 ft <sup>2</sup>	Nov 14, 2012 (\$452,500)	Feb 04, 2016 (\$664,450)	\$211,950 (+46.8%)	12.9%
One Rector Park, 333 Rector Place, #912	812 ft <sup>2</sup>	Jan 23, 2012 (\$680,000)	Feb 24, 2016 (\$1,010,000)	\$330,000 (+48.5%)	10.2%
The Highpoint, 250 East 40th Street, #17E	750 ft <sup>2</sup>	Jul 31, 2012 (\$749,000)	Feb 09, 2016 (\$940,000)	\$191,000 (+25.5%)	6.7%
The Octavia, 216 East 47th Street, #5A	1,400 ft <sup>2</sup>	Dec 21, 2012 (\$995,000)	Feb 24, 2016 (\$1,585,000)	\$590,000 (+59.3%)	15.8%
Sutton 57, 212 East 57th Street, #9A	1,267 ft <sup>2</sup>	Jun 11, 2012 (\$1,600,000)	Feb 26, 2016 (\$1,775,000)	\$175,000 (+10.9%)	2.9%
<b>Original Sale Year : 2013</b>					
Total Transactions : 8					
The Textile Building, 66 Leonard Street, #2A-3A	2,854 ft <sup>2</sup>	Oct 04, 2013 (\$4,300,000)	Feb 22, 2016 (\$5,550,000)	\$1,250,000 (+29.1%)	11.6%
Reade57, 57 Reade Street, #8E	1,295 ft <sup>2</sup>	Feb 08, 2013 (\$1,817,576)	Feb 04, 2016 (\$2,350,000)	\$532,424 (+29.3%)	9.2%
555 West 23rd Street, #S12Q	634 ft <sup>2</sup>	Sep 30, 2013 (\$885,000)	Feb 04, 2016 (\$950,000)	\$65,000 (+7.3%)	3.1%
Wellington Tower, 350 East 82nd Street, #9D	1,038 ft <sup>2</sup>	Dec 31, 2013 (\$1,150,000)	Feb 24, 2016 (\$2,870,000)	\$1,720,000 (+149.6%)	55.1%
The Rio, 304 East 65th Street, #6B	1,527 ft <sup>2</sup>	Oct 22, 2013 (\$1,500,000)	Feb 04, 2016 (\$1,975,000)	\$475,000 (+31.7%)	13.0%
Veneto, 250 East 53rd Street, #804	1,438 ft <sup>2</sup>	Jul 01, 2013 (\$2,240,000)	Feb 08, 2016 (\$2,500,000)	\$260,000 (+11.6%)	4.3%
221 West 14th Street, #1-B	417 ft <sup>2</sup>	Jul 16, 2013 (\$692,000)	Feb 03, 2016 (\$805,000)	\$113,000 (+16.3%)	6.2%
The Bel Canto, 1991 Broadway, #3C	675 ft <sup>2</sup>	Apr 15, 2013 (\$705,000)	Feb 10, 2016 (\$860,000)	\$155,000 (+22.0%)	7.5%
<b>Original Sale Year : 2014</b>					
Total Transactions : 9					
The Olmsted, 382 Central Park West, #18G	545 ft <sup>2</sup>	Oct 24, 2014 (\$575,000)	Feb 26, 2016 (\$820,000)	\$245,000 (+42.6%)	30.5%
The Beaumont, 30 West 61st Street, #17C	1,456 ft <sup>2</sup>	Jul 15, 2014 (\$1,700,000)	Feb 16, 2016 (\$2,625,000)	\$925,000 (+54.4%)	31.6%
254 Park Avenue South, #5NO	943 ft <sup>2</sup>	Jul 30, 2014 (\$1,600,000)	Feb 01, 2016 (\$1,850,000)	\$250,000 (+15.6%)	10.2%
The Level Club, 253 West 73rd Street, #14F	773 ft <sup>2</sup>	Jun 23, 2014 (\$1,095,000)	Feb 10, 2016 (\$1,250,000)	\$155,000 (+14.2%)	8.7%
The Concorde, 220 East 65th Street, #17A	605 ft <sup>2</sup>	Mar 18, 2014 (\$850,000)	Feb 18, 2016 (\$970,000)	\$120,000 (+14.1%)	7.1%
Mirabeau, 165 West 91st Street, #10D	1,101 ft <sup>2</sup>	Jan 22, 2014 (\$1,680,113)	Feb 24, 2016 (\$1,950,000)	\$269,887 (+16.1%)	7.4%
160 East 22nd Street, #3C	1,134 ft <sup>2</sup>	Sep 19, 2014 (\$2,406,990)	Feb 17, 2016 (\$2,650,000)	\$243,010 (+10.1%)	7.5%
Artisan Lofts, 143 Reade Street, #11B	1,500 ft <sup>2</sup>	Sep 30, 2014 (\$3,150,000)	Feb 11, 2016 (\$3,390,000)	\$240,000 (+7.6%)	5.7%

# Historical Performance : Featured Resales

The Beaumont  
30 West 61st Street, #12G

**\$985K**

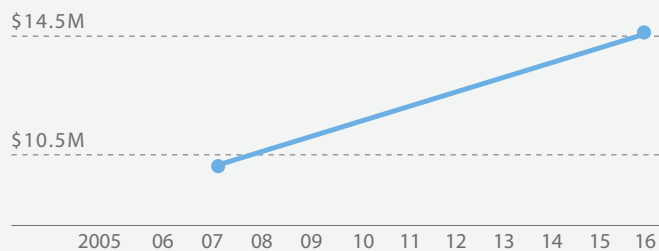
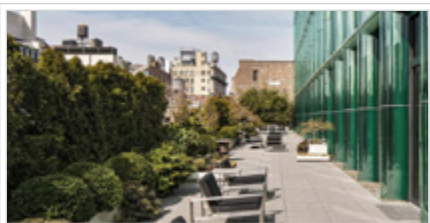


**+3.2%**  
ANNUAL GROWTH RATE (2YRS)\*  
**+\$275,000**  
AGGREGATE PRICE CHANGE

**CLOSING HISTORY:**  
Feb 18, 2016 • \$985,000  
Nov 8, 2005 • \$710,000

40 Bond  
40 Bond Street, #10A

**\$14.5M**

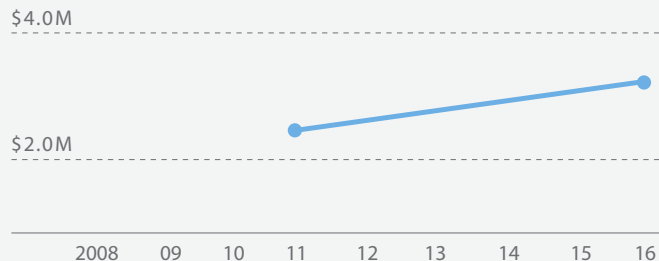
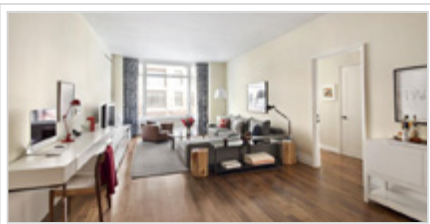


**+4.0%**  
ANNUAL GROWTH RATE (4YRS)\*  
**+\$4,062,938**  
AGGREGATE PRICE CHANGE

**CLOSING HISTORY:**  
Jan 20, 2016 • \$14,500,000  
Sep 5, 2007 • \$10,437,062

Laureate  
2150 Broadway, #4D

**\$3.3M**

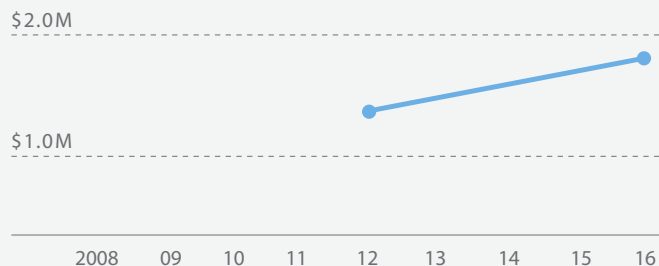
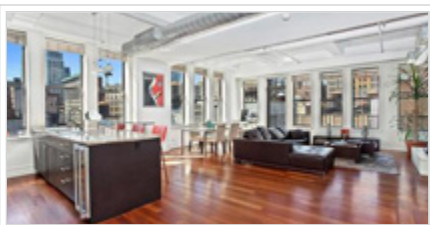


**+7.8%**  
ANNUAL GROWTH RATE (5YRS)\*  
**+\$930,000**  
AGGREGATE PRICE CHANGE

**CLOSING HISTORY:**  
Feb 18, 2016 • \$3,300,000  
Aug 26, 2011 • \$2,370,000

Park South Lofts  
45 East 30th Street, #12A

**\$1.8M**

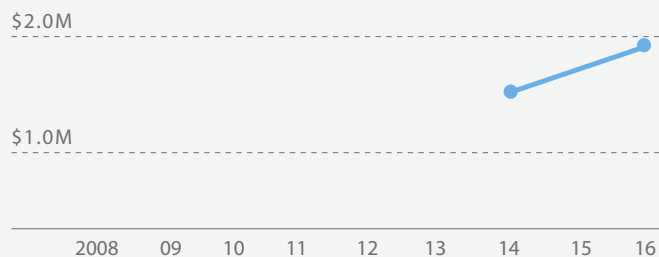


**+8.9%**  
ANNUAL GROWTH RATE (10YRS)\*  
**+\$445,000**  
AGGREGATE PRICE CHANGE

**CLOSING HISTORY:**  
Feb 24, 2016 • \$1,845,000  
Nov 6, 2012 • \$1,400,000

Mirabeau  
165 West 91st Street, #10D

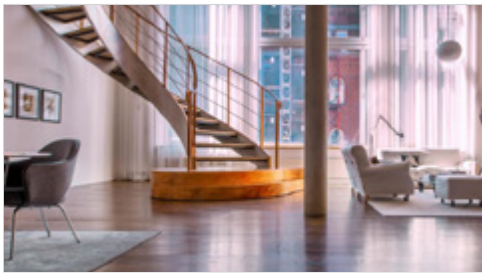
**\$2.0M**



**+7.4%**  
ANNUAL GROWTH RATE (11YRS)\*  
**+\$269,887**  
AGGREGATE PRICE CHANGE

**CLOSING HISTORY:**  
Feb 24, 2016 • \$1,950,000  
Jan 22, 2014 • \$1,680,113

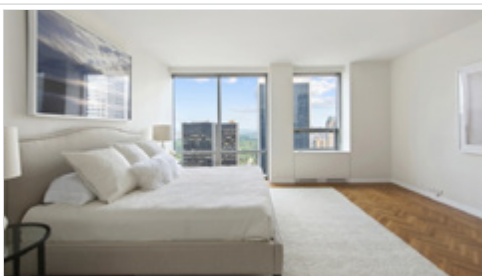
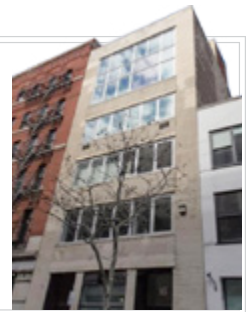
# Notable New Listings in NYC



**\$8.0M**

**16 Desbrosses Street, #PHS**  
 Approx. 3,324 ft<sup>2</sup>  
 3 Beds, 3.5 Baths

This triplex Tribeca penthouse has 23-foot ceilings in the entertaining space and two terraces totaling 1,049 square feet. The 3-bed, 3-bath unit is spread over roughly 3,300 square feet and has Lower Manhattan and Hudson River views.



**\$6.79M**

**Museum Tower**  
**15 West 53rd Street, #39AF**  
 Approx. 3,452 ft<sup>2</sup>  
 4 Beds, 3.5 Baths

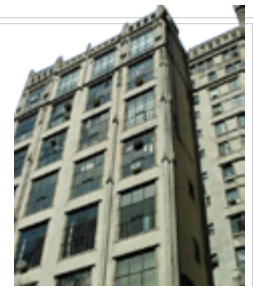
This 4-bedroom condo next to the Museum of Modern Art encompasses 3,454 square feet. The unit features eastern and northern views, while the full-service building has a staff of 52.



**\$3.75M**

**Hotel des Artistes**  
**1 West 67th Street, #510**  
 2 Beds, 1.5 Baths

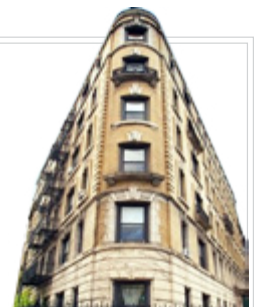
This 2-bedroom duplex co-op in the Hotel des Artistes has a 30-by-18-foot great room with southern exposure. The upstairs level includes a master suite, and there is a library on the mezzanine level.



**\$1.65M**

**296 Sterling Place, #17**  
 Approx 1,400 ft<sup>2</sup>  
 3 Beds, 1.5 baths

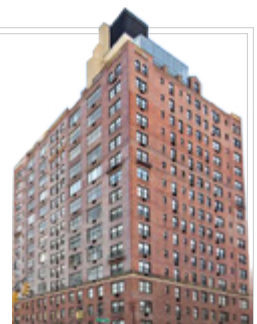
This 3-bedroom, 1.5-bath loft in Prospect Heights has 13-foot ceilings, 8 large windows, original hardwood floors and exposed brick. The pre-war co-op building is located near Prospect Park and the Botanical Gardens.



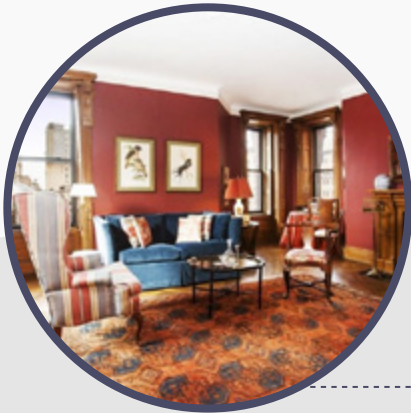
**\$849K**

**400 East 59th Street, #9D**  
 Approx. 2,625 ft<sup>2</sup>  
 1 beds, 1 bath

This 1-bedroom, prewar co-op has 11-foot ceilings, a bedroom with double-deep closets and an extra-wide living room. The pet-friendly building has a planted courtyard, storage, a laundry room and a bicycle room.



# Snapshot



Actor-turned-activist Richard Gere picked up a \$2.25 million Gramercy condo at 34 Gramercy Park East, which comes with a coveted key to the park. Gere's new neighbor is his friend Jimmy Fallon, who owns five units in the building.



News anchor Katie Couric purchased a lavish, five-bedroom Upper East Side condo at 151 East 78th Street for \$12.2 million. The 3,966-square-foot unit is in a recently completed boutique building designed by Peter Pennoyer Architects.

"Dexter" star Michael C. Hall paid \$4.3 million two-bedroom apartment in the new Greenwich Lane complex at 160 West 12th Street and quickly put the condo on the rental market for \$15,000 a month. The 1,586-square-foot unit has beamed ceilings and a chef's kitchen.



“  
There's a feeling of old New York about peering into other people's apartments, this sense that we're all sort of a community, that we all have the same routine. That's very comforting.”  
-Jessica Hecht, a star of "Fiddler on the Roof," on the view from her Midtown kitchen.  
-The New York Times



Actress and lifestyle guru Gwyneth Paltrow put the penthouse she owns with ex-hubby Chris Martin on the market for \$14.25 million. The couple bought the 4,400-square-foot loft atop Tribeca's River Lofts in 2007 for \$5.1 million and had architects du jour Roman and Williams redesign the space.







Gabby Warshawer, CityRealty Director of Research and Communications, welcomes any questions and comments regarding the New York City real estate market. She can be reached at [GWarshawer@cityrealty.com](mailto:GWarshawer@cityrealty.com) or by phone at 212-209-8809.



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