

CITYREALTY  
**MONTHLY  
MARKET**  
REPORT

<b>SALES SUMMARY</b> .....	<b>2</b>
<b>HISTORIAL PERFORMANCE</b> .....	<b>4</b>
<b>NOTABLE NEW LISTINGS</b> .....	<b>7</b>
<b>SNAPSHOT</b> .....	<b>8</b>

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

The average sale price for Manhattan apartments remained unchanged in the four weeks leading up to February 1, while the number of sales dipped. The average price for an apartment—taking into account both condo and co-op sales—was \$2.1 million, as it had been the preceding month. The number of recorded sales, 894, represented a drop from the 1,020 recorded in the preceding month.

## AVERAGE SALES PRICE

CONDOS AND CO-OPS

**\$2.1 Million**

The average price of a condo was \$2.9 million and the average price of a co-op was \$1.4 million. There were 443 condo sales and 451 co-op sales.

RESIDENTIAL SALES

**894**

UNITS

**\$1.9B**

GROSS SALES

The top three sales this month were in an eclectic group of buildings that include a grand, prewar co-op and two of the city's most luxurious new condos.

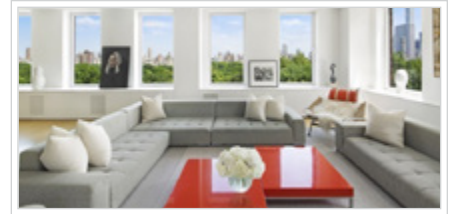
The most expensive deal was the \$35.3 million sale of a co-op in the prewar building at 101 Central Park West. The large and stately apartment is comprised of five bedrooms and five bathrooms. The sellers, who renovated, purchased it for \$12.2 million in 2003.

The second most expensive sale was unit 50C in 432 Park Avenue, the new Billionaire's Row condo that is currently the tallest residential building in the world. The 3,576-square-foot apartment fetched \$18.9 million.

The third most expensive sale was a penthouse unit in The Greenwich Lane, the new downtown condo complex. The 4,317-square-foot unit sold for \$18.9 million.



## MOST EXPENSIVE SALES



**\$35.3M**

**101 Central Park West, #9BC**

5 beds, 5 baths

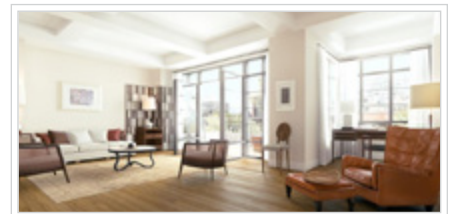


**\$18.9M**

**432 Park Avenue, #50C**

2 Beds, 3.5 baths

Approx. 3,576 ft<sup>2</sup> (\$5,293/ft<sup>2</sup>)



**\$18.9M**

**The Greenwich Lane, #PH7A**

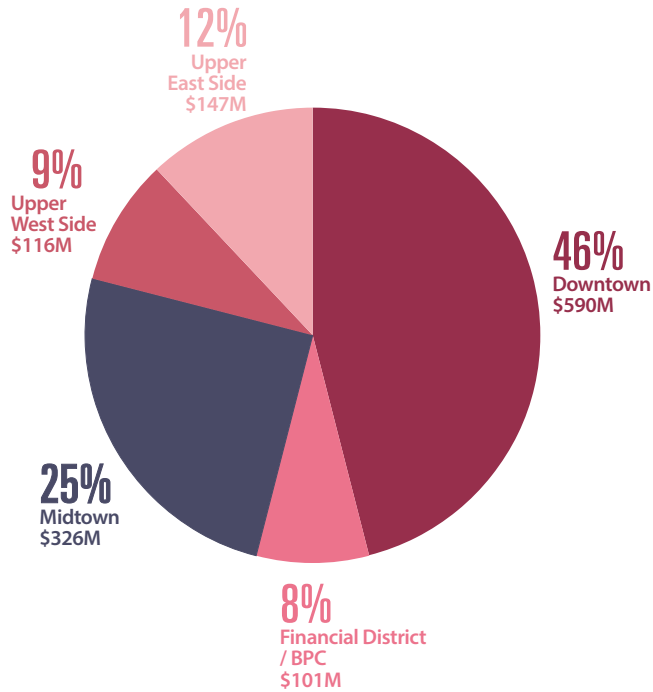
**140 West 12th Street**

4 Beds, 4.5 baths

Approx. 4,317 ft<sup>2</sup> (\$4,370/ft<sup>2</sup>)

# Manhattan Condo Sales Summary

## 30-Day Total Sales by Region



Downtown was the highest-grossing region in Manhattan, with \$591 million in condominium sales. Midtown was the second highest-grossing area, with \$326 million in sales. Downtown also had the highest price/ft<sup>2</sup>, \$2,246/ft<sup>2</sup>, and Midtown the second-highest, \$1,876/ft<sup>2</sup>.

DOWNTOWN	30-DAY PRICE AVG*	SALES / PAST 30 DAYS
Chelsea	\$2,246 / ft <sup>2</sup> (+2.8%)	22
Flatiron / Union Square	\$2,221 / ft <sup>2</sup> (-5.7%)	19
Greenwich Village	\$2,493 / ft <sup>2</sup> (-8.4%)	26
SOHO	\$3,019 / ft <sup>2</sup> (+46.6%)	8
Tribeca	\$1,910 / ft <sup>2</sup> (-5.4%)	36
West Village	\$3,322 / ft <sup>2</sup> (+29.7%)	15

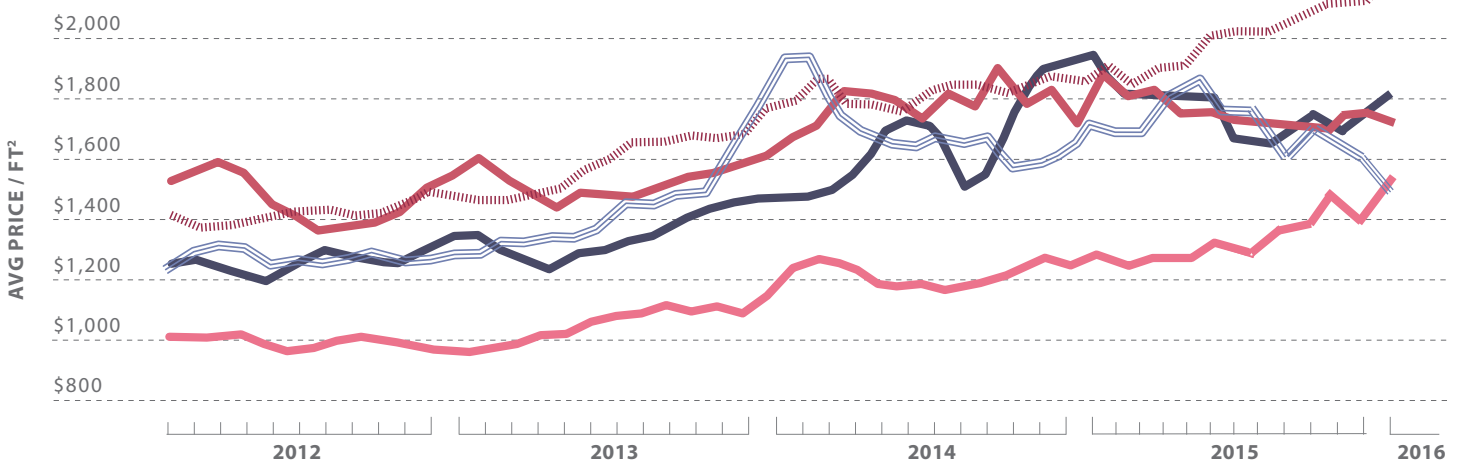
FINANCIAL DISTRICT / BCP	30-DAY PRICE AVG*	SALES / PAST 30 DAYS
Battery Park City	\$1,845 / ft <sup>2</sup> (+22.2%)	27
Financial District	\$1,656 / ft <sup>2</sup> (+20.7%)	19

MIDTOWN	30-DAY PRICE AVG*	SALES / PAST 30 DAYS
Midtown East	\$2,239 / ft <sup>2</sup> (-2.1%)	24
Midtown West	\$2,004 / ft <sup>2</sup> (+10.2%)	49
Murray Hill	\$1,339 / ft <sup>2</sup> (-0.9%)	21
Turtle Bay / United Nations	\$1,667 / ft <sup>2</sup> (+14.7%)	11

UPPER EAST SIDE	30-DAY PRICE AVG*	SALES / PAST 30 DAYS
Lenox Hill	\$1,416 / ft <sup>2</sup> (-8.5%)	24
Yorkville	\$1,393 / ft <sup>2</sup> (+5.4%)	52

UPPER WEST SIDE	30-DAY PRICE AVG*	SALES / PAST 30 DAYS
Broadway Corridor	\$1,525 / ft <sup>2</sup> (+1.9%)	20
Lincoln Center	\$1,705 / ft <sup>2</sup> (-1.3%)	7
Riverside Dr. / West End Ave.	\$1,626 / ft <sup>2</sup> (-14.5%)	25

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



KEY: UPPER WEST SIDE — UPPER EAST SIDE — MIDTOWN — DOWNTOWN — FINANCIAL DISTRICT/BPC —

# Historical Performance: Selected Resales

Of the 443 condo sales in Manhattan, 139 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.

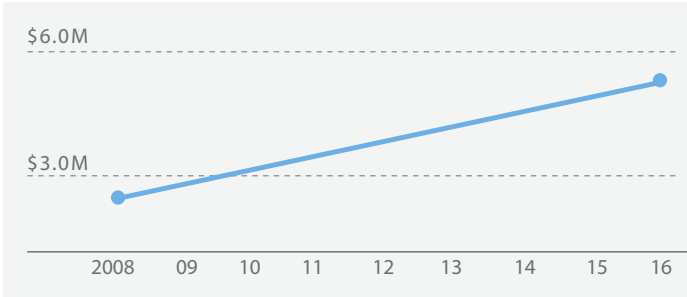
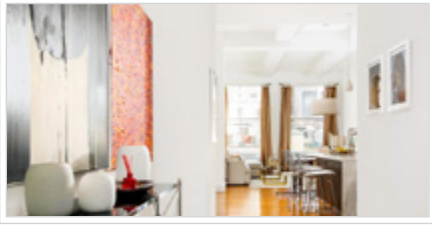
BUILDING, UNIT	SQUARE FEET	FIRST SALE	MOST RECENT SALE	PRICE CHANGE	COMPOUND ANNUAL GROWTH RATE
<b>Original Sale Year : 2006</b>					
Total Transactions : 21					
River Lofts, 92 Laight Street, #3A	2,221 ft <sup>2</sup>	Aug 15, 2005 (\$2,074,175)	Jan 05, 2016 (\$4,387,045)	\$2,312,870 (+111.5%)	7.5%
Urban Glass House, 330 Spring Street, #7D	1,489 ft <sup>2</sup>	Nov 16, 2006 (\$2,158,690)	Jan 07, 2016 (\$2,560,000)	\$401,310 (+18.6%)	1.9%
255 Hudson Street, #5C	917 ft <sup>2</sup>	Oct 03, 2006 (\$1,109,892)	Jan 11, 2016 (\$1,450,000)	\$340,108 (+30.6%)	2.9%
Vesta 17, 201 West 17th Street, #5C	1,093 ft <sup>2</sup>	May 12, 2006 (\$1,412,500)	Jan 26, 2016 (\$1,934,675)	\$522,175 (+37.0%)	3.3%
Hester Gardens, 158 Hester Street, #6J	605 ft <sup>2</sup>	Aug 07, 2006 (\$651,680)	Jan 29, 2016 (\$708,888)	\$57,208 (+8.8%)	0.9%
154 Attorney Street, #403	837 ft <sup>2</sup>	Nov 28, 2006 (\$789,143)	Jan 29, 2016 (\$1,130,000)	\$340,857 (+43.2%)	4.0%
Lion's Head, 121 West 19th Street, #8C	766 ft <sup>2</sup>	May 05, 2006 (\$631,315)	Jan 06, 2016 (\$1,100,000)	\$468,685 (+74.2%)	5.9%
Park Avenue Court, 120 East 87th Street, #P8-K	580 ft <sup>2</sup>	May 08, 2006 (\$665,000)	Jan 07, 2016 (\$650,000)	(\$15,000) (-2.3%)	-0.2%
<b>Original Sale Year : 2007</b>					
Total Transactions : 17					
215 East 80th Street, #4M	649 ft <sup>2</sup>	Dec 10, 2007 (\$585,000)	Jan 05, 2016 (\$678,000)	\$93,000 (+15.9%)	1.9%
Morgan Court, 211 Madison Avenue, #14B	2,100 ft <sup>2</sup>	Oct 25, 2007 (\$2,447,500)	Jan 13, 2016 (\$2,750,000)	\$302,500 (+12.4%)	1.4%
Slate, 165 West 18th Street, #11B	1,156 ft <sup>2</sup>	Mar 02, 2007 (\$1,871,543)	Jan 26, 2016 (\$2,400,000)	\$528,457 (+28.2%)	2.9%
Yorkville Tower 1, 1623 Third Avenue, #12G	835 ft <sup>2</sup>	Sep 18, 2007 (\$682,500)	Jan 07, 2016 (\$805,000)	\$122,500 (+17.9%)	2.0%
The New Museum Building, 158 Mercer Street, #2M	3,846 ft <sup>2</sup>	Aug 08, 2007 (\$5,950,000)	Jan 28, 2016 (\$8,300,000)	\$2,350,000 (+39.5%)	4.0%
Downtown by Starck, 15 Broad Street, #830	1,478 ft <sup>2</sup>	Apr 27, 2007 (\$850,238)	Jan 29, 2016 (\$1,450,000)	\$599,762 (+70.5%)	6.3%
Maison East, 1438 Third Avenue, #23A	771 ft <sup>2</sup>	Jul 02, 2007 (\$934,753)	Jan 12, 2016 (\$1,110,000)	\$175,247 (+18.7%)	2.0%
The Plaza, 1 Central Park South, #813	2,418 ft <sup>2</sup>	Oct 17, 2007 (\$7,861,483)	Jan 21, 2016 (\$9,250,000)	\$1,388,517 (+17.7%)	2.0%
<b>Original Sale Year : 2008</b>					
Total Transactions : 33					
20 Pine Street, #2104	700 ft <sup>2</sup>	May 09, 2008 (\$768,778)	Jan 26, 2016 (\$885,000)	\$116,222 (+15.1%)	1.9%
The Cove Club, 2 South End Avenue, #TH3	1,811 ft <sup>2</sup>	Jun 02, 2008 (\$1,380,000)	Jan 29, 2016 (\$1,890,000)	\$510,000 (+37.0%)	4.2%
Riverhouse - 1 Rockefeller Park, 2 River Terrace, #4D	1,427 ft <sup>2</sup>	May 19, 2008 (\$1,654,656)	Jan 13, 2016 (\$2,315,000)	\$660,344 (+39.9%)	4.5%
Riverhouse - 1 Rockefeller Park, 2 River Terrace, #20D	1,982 ft <sup>2</sup>	Oct 17, 2008 (\$3,054,750)	Jan 12, 2016 (\$4,285,125)	\$1,230,375 (+40.3%)	4.8%
184 Thompson Street, #6E	844 ft <sup>2</sup>	Feb 05, 2008 (\$1,069,162)	Jan 28, 2016 (\$1,200,000)	\$130,838 (+12.2%)	1.5%
18 Eldridge Street, #3A	589 ft <sup>2</sup>	Dec 22, 2008 (\$570,000)	Jan 06, 2016 (\$645,000)	\$75,000 (+13.2%)	1.8%
The Packard, 176 West 86th Street, #7C	800 ft <sup>2</sup>	Dec 31, 2008 (\$550,000)	Jan 22, 2016 (\$702,500)	\$152,500 (+27.7%)	3.6%
173 Perry Street, #9N	1,853 ft <sup>2</sup>	Jul 24, 2008 (\$4,900,000)	Jan 28, 2016 (\$6,000,000)	\$1,100,000 (+22.4%)	2.7%
<b>Original Sale Year : 2009</b>					
Total Transactions : 15					
Twenty9th Park Madison, 39 East 29th Street, #12A	1,159 ft <sup>2</sup>	Sep 18, 2009 (\$1,285,540)	Jan 08, 2016 (\$2,400,000)	\$1,114,460 (+86.7%)	10.5%
The Netherlands, 340 West 86th Street, #4D	659 ft <sup>2</sup>	Sep 30, 2009 (\$690,000)	Jan 28, 2016 (\$850,000)	\$160,000 (+23.2%)	3.4%
The Charleston, 225 East 34th Street, #4J	870 ft <sup>2</sup>	Jul 06, 2009 (\$756,780)	Jan 28, 2016 (\$1,205,000)	\$448,220 (+59.2%)	7.4%
The Harrison, 205 West 76th Street, #7H	1,340 ft <sup>2</sup>	Aug 19, 2009 (\$1,760,000)	Jan 06, 2016 (\$3,089,750)	\$1,329,750 (+75.6%)	9.3%
The Harrison, 205 West 76th Street, #603	826 ft <sup>2</sup>	Sep 02, 2009 (\$958,848)	Jan 19, 2016 (\$1,500,000)	\$541,152 (+56.4%)	7.3%
Le Bourgogne, 157 East 72nd Street, #15J	600 ft <sup>2</sup>	Jun 09, 2009 (\$545,000)	Jan 21, 2016 (\$730,000)	\$185,000 (+33.9%)	4.5%
15 William NY, 15 William Street, #44B	791 ft <sup>2</sup>	Sep 15, 2009 (\$1,275,000)	Jan 27, 2016 (\$1,340,000)	\$65,000 (+5.1%)	0.8%
Museum Tower, 15 West 53rd Street, #23A	2,400 ft <sup>2</sup>	Jul 07, 2009 (\$3,200,000)	Jan 22, 2016 (\$5,000,000)	\$1,800,000 (+56.3%)	7.1%
141 Fifth Avenue, #18/19	2,925 ft <sup>2</sup>	Dec 22, 2009 (\$4,550,000)	Jan 25, 2016 (\$6,850,000)	\$2,300,000 (+50.5%)	7.0%

# 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 : 18					
The Rushmore, 80 Riverside Boulevard, #14C	1,770 ft <sup>2</sup>	Feb 19, 2010 (\$2,528,314)	Jan 26, 2016 (\$3,600,000)	\$1,071,686 (+42.4%)	6.2%
520 West 110th Street, #7A	1,334 ft <sup>2</sup>	Jan 26, 2010 (\$940,000)	Jan 14, 2016 (\$2,069,000)	\$1,129,000 (+120.1%)	14.3%
Chelsea Modern, 447 West 18th Street, #4C	1,400 ft <sup>2</sup>	Apr 29, 2010 (\$1,625,000)	Jan 20, 2016 (\$2,500,000)	\$875,000 (+53.8%)	7.9%
Parc Village Condominium, 44 East 12th Street, #6A	984 ft <sup>2</sup>	Mar 29, 2010 (\$945,000)	Jan 28, 2016 (\$1,676,000)	\$731,000 (+77.4%)	10.5%
The Impala, 404 East 76th Street, #15A	1,722 ft <sup>2</sup>	Dec 20, 2010 (\$1,900,000)	Jan 06, 2016 (\$2,400,000)	\$500,000 (+26.3%)	4.8%
38 Delancey Street, #7E	829 ft <sup>2</sup>	Nov 08, 2010 (\$738,231)	Jan 20, 2016 (\$1,270,000)	\$531,769 (+72.0%)	11.1%
The Vaux, 372 Central Park West, #10R	1,209 ft <sup>2</sup>	Mar 09, 2010 (\$1,250,000)	Jan 07, 2016 (\$1,905,000)	\$655,000 (+52.4%)	7.6%
The St. Tropez, 340 East 64th Street, #14N	1,864 ft <sup>2</sup>	Feb 25, 2010 (\$2,200,000)	Jan 21, 2016 (\$2,600,000)	\$400,000 (+18.2%)	2.9%
<b>Original Sale Year : 2011</b>					
Total Transactions : 8					
75 Wall Street, #21C	1,352 ft <sup>2</sup>	Jul 15, 2011 (\$1,354,272)	Jan 25, 2016 (\$1,795,000)	\$440,728 (+32.5%)	6.5%
555 West 23rd Street, #N10G	510 ft <sup>2</sup>	Dec 21, 2011 (\$565,000)	Jan 15, 2016 (\$765,000)	\$200,000 (+35.4%)	7.9%
317 West 89th Street, #1WF	1,527 ft <sup>2</sup>	Jul 11, 2011 (\$1,438,138)	Jan 28, 2016 (\$2,089,000)	\$650,862 (+45.3%)	8.7%
The Sabrina, 241 West 97th Street, #10N	1,150 ft <sup>2</sup>	Jun 30, 2011 (\$903,166)	Jan 14, 2016 (\$1,420,000)	\$516,834 (+57.2%)	10.6%
211 East 51st Street, #7F	842 ft <sup>2</sup>	Jun 15, 2011 (\$977,520)	Jan 22, 2016 (\$1,250,000)	\$272,480 (+27.9%)	5.5%
Manhattan House, 200 East 66th Street, #A0403	966 ft <sup>2</sup>	Sep 08, 2011 (\$1,216,808)	Jan 13, 2016 (\$1,700,000)	\$483,192 (+39.7%)	8.0%
Beekman Town House, 166 East 63rd Street, #10L	531 ft <sup>2</sup>	Sep 21, 2011 (\$455,000)	Jan 19, 2016 (\$625,000)	\$170,000 (+37.4%)	7.8%
Ventana, 150 East 85th Street, #7F	650 ft <sup>2</sup>	Apr 25, 2011 (\$620,000)	Jan 05, 2016 (\$885,000)	\$265,000 (+42.7%)	7.9%
<b>Original Sale Year : 2012</b>					
Total Transactions : 8					
Gallery House, 77 West 55th Street, #9G	701 ft <sup>2</sup>	Dec 19, 2012 (\$725,000)	Jan 20, 2016 (\$1,292,000)	\$567,000 (+78.2%)	20.6%
77 Reade Street, #5E	1,523 ft <sup>2</sup>	Aug 29, 2012 (\$2,235,000)	Jan 11, 2016 (\$2,925,000)	\$690,000 (+30.9%)	8.4%
The Greenwich, 65 West 13th Street, #2D	1,529 ft <sup>2</sup>	Jul 30, 2012 (\$2,050,000)	Jan 13, 2016 (\$2,775,000)	\$725,000 (+35.4%)	9.3%
Riverwalk Court, 415 Main Street, #PH2-E	682 ft <sup>2</sup>	May 29, 2012 (\$549,855)	Jan 12, 2016 (\$720,010)	\$170,155 (+30.9%)	7.8%
Hudson Tower, 350 Albany Street, #M5	756 ft <sup>2</sup>	Feb 10, 2012 (\$999,000)	Jan 14, 2016 (\$1,665,000)	\$666,000 (+66.7%)	13.9%
Sheffield 57, 322 West 57th Street, #40M1	1,355 ft <sup>2</sup>	Feb 02, 2012 (\$2,000,000)	Jan 11, 2016 (\$3,300,000)	\$1,300,000 (+65.0%)	13.6%
Trump Parc, 106 Central Park South, #21M	556 ft <sup>2</sup>	Jan 11, 2012 (\$575,000)	Jan 20, 2016 (\$1,125,000)	\$550,000 (+95.7%)	18.3%
Avery, 100 Riverside Boulevard, #18C	1,392 ft <sup>2</sup>	Dec 27, 2012 (\$2,100,000)	Jan 29, 2016 (\$2,600,000)	\$500,000 (+23.8%)	7.2%
<b>Original Sale Year : 2013</b>					
Total Transactions : 8					
75 Wall Street, #26E	669 ft <sup>2</sup>	Oct 04, 2013 (\$814,600)	Jan 12, 2016 (\$965,000)	\$150,400 (+18.5%)	7.8%
The Visionaire, 70 Little West Street, #28C	1,409 ft <sup>2</sup>	May 31, 2013 (\$2,200,000)	Jan 07, 2016 (\$3,070,000)	\$870,000 (+39.5%)	13.8%
The Lisenard, 46 Lisenard Street, #2A	1,920 ft <sup>2</sup>	Jun 07, 2013 (\$2,698,363)	Jan 08, 2016 (\$3,975,000)	\$1,276,637 (+47.3%)	16.2%
395 Broadway, #8D	1,150 ft <sup>2</sup>	Jun 28, 2013 (\$1,825,000)	Jan 12, 2016 (\$1,975,000)	\$150,000 (+8.2%)	3.2%
One Rector Park, 333 Rector Place, #1408	1,985 ft <sup>2</sup>	Apr 30, 2013 (\$2,494,713)	Jan 14, 2016 (\$3,650,000)	\$1,155,287 (+46.3%)	15.3%
Kips Bay Towers, 333 East 30th Street, #14-J	1,071 ft <sup>2</sup>	Feb 19, 2013 (\$1,085,000)	Jan 29, 2016 (\$1,500,000)	\$415,000 (+38.2%)	11.7%
The Charleston, 225 East 34th Street, #3I	1,345 ft <sup>2</sup>	May 20, 2013 (\$1,390,000)	Jan 14, 2016 (\$1,800,000)	\$410,000 (+29.5%)	10.5%
Dorchester Towers, 155 West 68th Street, #14-23	1,003 ft <sup>2</sup>	Dec 17, 2013 (\$1,300,000)	Jan 08, 2016 (\$1,370,000)	\$70,000 (+5.4%)	2.7%
<b>Original Sale Year : 2014</b>					
Total Transactions : 7					
The Visionaire, 70 Little West Street, #21B	1,311 ft <sup>2</sup>	Mar 21, 2014 (\$2,220,000)	Jan 06, 2016 (\$2,373,835)	\$153,835 (+6.9%)	3.9%
481 Greenwich Street, #6B	4,596 ft <sup>2</sup>	Jul 15, 2014 (\$8,500,000)	Jan 19, 2016 (\$9,975,000)	\$1,475,000 (+17.4%)	11.3%
The Vaux, 372 Central Park West, #18R	1,209 ft <sup>2</sup>	Feb 28, 2014 (\$1,850,000)	Jan 07, 2016 (\$2,100,000)	\$250,000 (+13.5%)	7.2%
The Tribeca, 303 Greenwich Street, #3G	750 ft <sup>2</sup>	May 27, 2014 (\$990,000)	Jan 12, 2016 (\$1,250,000)	\$260,000 (+26.3%)	15.9%
Trump Place, 220 Riverside Boulevard, #16LT	1,425 ft <sup>2</sup>	Mar 27, 2014 (\$3,100,000)	Jan 20, 2016 (\$2,800,000)	(\$300,000) (-9.7%)	-5.7%
184 Thompson Street, #4U	427 ft <sup>2</sup>	Jan 24, 2014 (\$675,000)	Jan 19, 2016 (\$680,000)	\$5,000 (+0.7%)	0.4%
Downtown by Starck, 15 Broad Street, #1900	2,114 ft <sup>2</sup>	Jul 22, 2014 (\$2,400,000)	Jan 21, 2016 (\$2,875,000)	\$475,000 (+19.8%)	13.6%

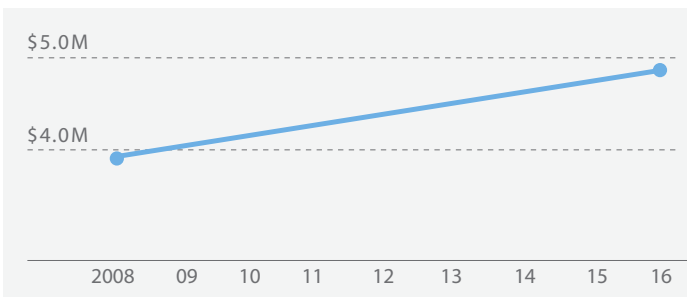
# Historical Performance : Featured Resales

15 Madison Square North  
15 East 26th Street, #12F **\$5.2M**



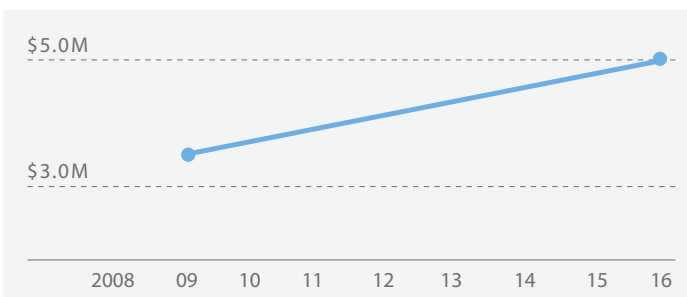
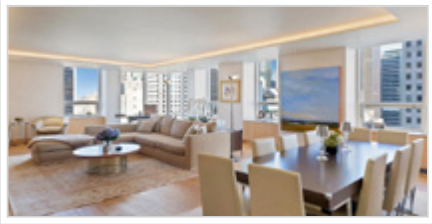
**+9.2%**  
ANNUAL GROWTH RATE (2YRS)\*  
**+\$2,477,094**  
AGGREGATE PRICE CHANGE  
**CLOSING HISTORY:**  
Jan 14, 2016 • \$5,150,000  
Aug 12, 2008 • \$2,672,906

The Link  
310 West 52nd Street, #PHD **\$5.0M**



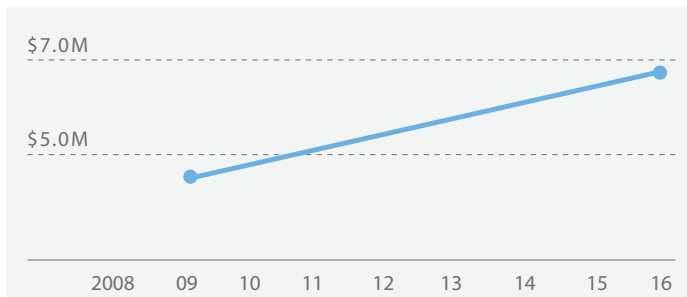
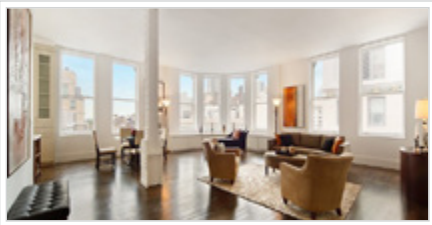
**+3.1%**  
ANNUAL GROWTH RATE (4YRS)\*  
**+\$978,825**  
AGGREGATE PRICE CHANGE  
**CLOSING HISTORY:**  
Jan 20, 2016 • \$4,950,000  
Aug 21, 2008 • \$3,971,175

Museum Tower  
15 West 53rd Street, #23A **\$5.0M**



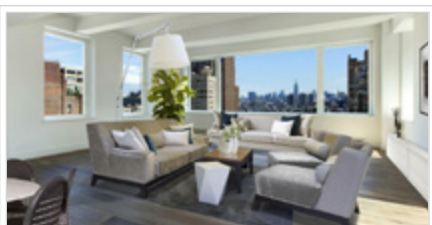
**+7.1%**  
ANNUAL GROWTH RATE (5YRS)\*  
**+\$1,800,000**  
AGGREGATE PRICE CHANGE  
**CLOSING HISTORY:**  
Jan 22, 2016 • \$5,000,000  
Jul 7, 2009 • \$3,200,000

141 Fifth Avenue, #18/19 **\$6.9M**



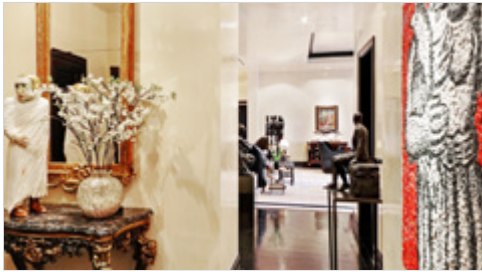
**+7.0%**  
ANNUAL GROWTH RATE (10YRS)\*  
**+\$2,300,000**  
AGGREGATE PRICE CHANGE  
**CLOSING HISTORY:**  
Jan 25, 2016 • \$6,850,000  
Dec 22, 2009 • \$4,550,000

93 Worth Street, #1206 **\$6.0M**



**+4.3%**  
ANNUAL GROWTH RATE (11YRS)\*  
**+\$364,077**  
AGGREGATE PRICE CHANGE  
**CLOSING HISTORY:**  
Jan 21, 2016 • \$5,995,000  
Jul 2, 2014 • \$5,630,923

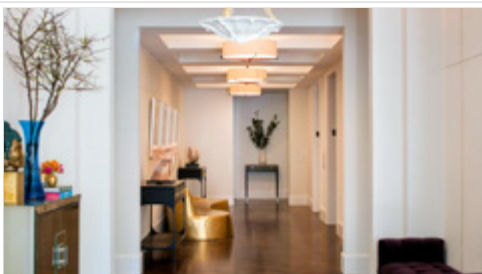
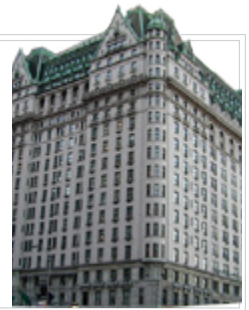
# Notable New Listings in NYC



**\$29.95M**

**The Plaza, #301**  
Approx. 3,500 ft<sup>2</sup>  
3 Beds, 4.5 Baths

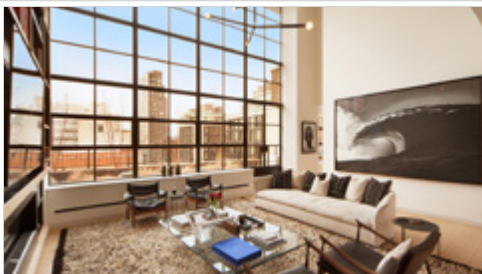
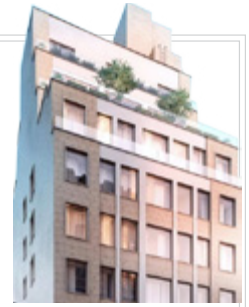
This three-bedroom, four-and-a-half bathroom home in the landmark Plaza has 13-foot ceilings. The apartment was designed by Jeffrey Hitchcock and employs color blocking in the window treatments and carpet borders.



**\$12.5M**

**17 East 12th Street, #6**  
Approx. 4,514 ft<sup>2</sup>  
4 Beds, 5 Baths

This four-bedroom apartment in Greenwich Village is accessed by two secured elevators and comes with a deeded parking spot. The living space features two custom French limestone fireplaces, oak floors and 11-foot ceilings.



**\$11.45M**

**456 West 19th Street, #Penthouse H**  
Approx. 2,829 ft<sup>2</sup>  
3 Beds, 3.5 Baths

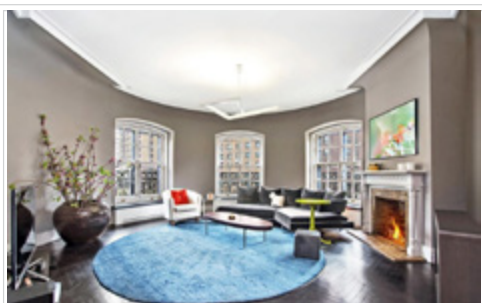
This 2,800-square-foot penthouse has an additional 1,200 square feet of private outdoor terraces. The three-bedroom, three-and-a-half bathroom duplex has western and northern exposures, offering views of the Hudson River and High Line Park.



**\$6.795M**

**50 Madison Avenue, #9**  
Approx. 2,630 ft<sup>2</sup>  
3 Beds, 3.5 baths

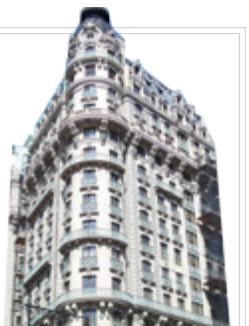
This full-floor, three-bedroom condo with a key-locked elevator has 10-foot ceilings and open views of Madison Square Park. Facing south, two eight-foot picture windows in the oversized great room reveal the entire six-acre park below.



**\$5.88M**

**The Ansonia, #5109**  
Approx. 2,625 ft<sup>2</sup>  
4 beds, 3 baths

This loft-like apartment features a great room with 10.5-foot tray ceilings, columns, and hardwood floors. There are oversized windows throughout the apartment that offer an abundance of light and open city views overlooking Broadway through east, north and west exposures.



# Snapshot



Director, actress, producer and “Laverne & Shirley” star Penny Marshall is parting ways with the Upper West Side penthouse at 470 West End Avenue that she purchased back in the early 1980s. Marshall has listed the 1,800-square-foot penthouse with a wrap-around terrace and Hudson River views for \$5.5 million.



Restaurateur Keith McNally’s 4,600-square-foot Greek Revival townhouse at 105 West 11th Street is for sale for \$13.95 million. McNally purchased the house in 2002 for \$2.496 million. Built in 1910, the four-story home is 21-feet wide and has five bedrooms.

Anne Hathaway and her husband, actor and producer Adam Shulman bought a \$2.55 million Upper West Side co-op penthouse. The couple sold their \$4.25 million Dumbo loft in the Clocktower building in 2014.



“  
My apartment faces south-southwest.  
Every morning I get a beautiful sunrise, and I have sun all day long. In the winter, it’s 20 degrees warmer out there than it is downstairs. In the summer, the sun is above me, so it doesn’t get too hot. I can use the terrace many, many months.”  
-Fashion maven Patricia Field on the downtown apartment she bought three years ago.  
-The New York Times



Supermodel Irina Shayk reportedly paid \$6 million for a 1,987-square-foot, two-bedroom apartment in the new condo development 150 Charles Street. The unit has a private terrace, large great room and a gourmet kitchen.







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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