



CITYREALTY
**MONTHLY
MARKET**
REPORT

SALES SUMMARY 2
HISTORIAL PERFORMANCE 4
NOTABLE NEW LISTINGS 7
SNAPSHOT 8

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 static in the four weeks leading up to November 1, while the total number of sales dipped slightly. The average price for an apartment—taking into account both condo and co-op sales—was \$1.9 million, the same as it was in the preceding month. The number of recorded sales, 988, was down slightly from the 1,000 recorded in the preceding month.

AVERAGE SALES PRICE

CONDOS AND CO-OPS

\$1.9 Million

The average price of a condo was \$2.5 million and the average price of a co-op was \$1.3 million. There were 471 condo sales and 516 co-op sales.

RESIDENTIAL SALES

988

UNITS

\$1.9B

GROSS SALES

The top sale this month was for a \$20.4 million penthouse in the new Tribeca condominium Sterling Mason, at 71 Laight Street. The four bedroom, four-and-a-half bathroom unit spans 4,600 square feet. The corner unit has a landscaped, 3,500-square-foot terrace.

The second- and third-highest sales of the month were both in the new downtown development The Greenwich Lane, in the complex's building at 145 West 11th Street.

Unit #8 in the building, a five-bedroom, four-and-a-half bathroom unit spanning 4,537 square feet, sold for \$19.5 million. Unit #7 in the building, identical in size and specifications, sold for \$18.8 million.

471

CONDOS SOLD

AVG PRICE | AVG PRICE/FT²
\$2.5M | \$1,744

516

CO-OPS SOLD

AVERAGE PRICE
\$1.3M

MOST EXPENSIVE SALES



\$20.4M

Sterling Mason, #PHA

71 Laight Street

4 beds, 4.5 baths

Approx 4,600 ft² (\$4,427/ft²)



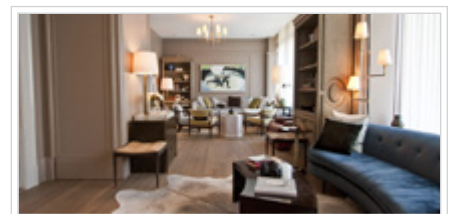
\$19.5M

The Greenwich Lane, #8

145 West 11th Street

5 beds, 4.5 baths

Approx 4,537 ft² (\$4,304/ft²)



\$23.3M

The Greenwich Lane #7

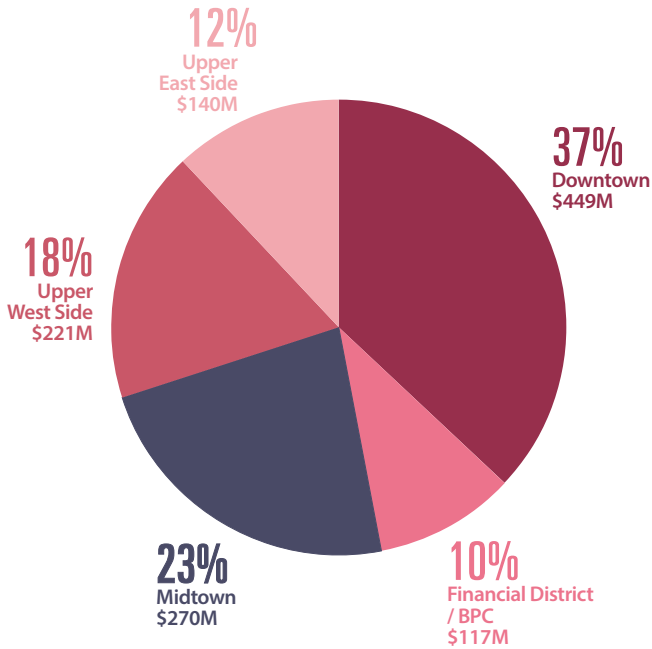
145 West 11th Street

5 Beds, 4.5 baths

Approx 4,537 ft² (\$4,147/ft²)

Manhattan Condo Sales Summary

30-Day Total Sales by Region



Downtown was the highest-grossing region in Manhattan, with \$449 million in condominium sales. Midtown was the second highest-grossing area, with \$270 million in sales. Downtown also had the highest price/ft², \$2,132/ft², and the Upper East Side had the second-highest, \$1,780/ft².

Region	30-DAY PRICE AVG*	SALES / PAST 30 DAYS
DOWNTOWN		
Chelsea	\$1,635 / ft ² (-23.1%)	19
Flatiron / Union Square	\$2,201 / ft ² (-3.8%)	32
Greenwich Village	\$3,171 / ft ² (+68.5%)	8
Tribeca	\$1,890 / ft ² (-7.4)	17
West Village	\$2,399 / ft ² (-2.3%)	19

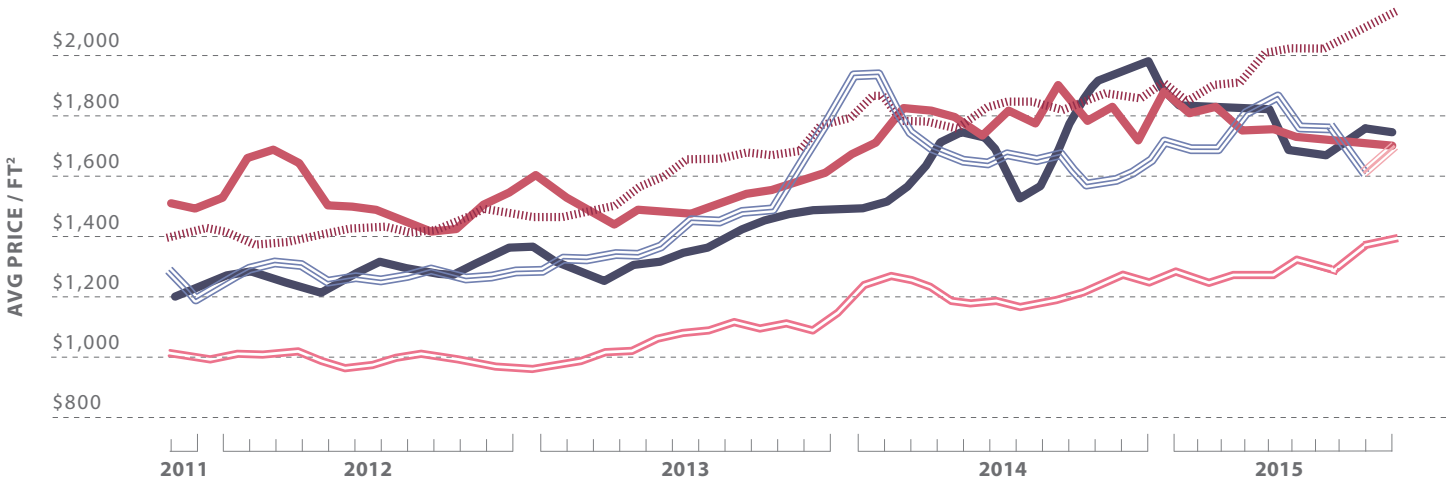
Region	30-DAY PRICE AVG*	SALES / PAST 30 DAYS
FINANCIAL DISTRICT / BCP		
Battery Park City	\$1,560 / ft ² (-4.5%)	34
Financial District	\$1,248 / ft ² (-6.4%)	24

Region	30-DAY PRICE AVG*	SALES / PAST 30 DAYS
MIDTOWN		
Midtown East	\$1,491 / ft ² (+14.6%)	19
Midtown West	\$1,704 / ft ² (-6.9%)	106
Murray Hill	\$1,443 / ft ² (+6.8%)	14
Turtle Bay / United Nations	\$1,380 / ft ² (-15.4%)	13

Region	30-DAY PRICE AVG*	SALES / PAST 30 DAYS
UPPER EAST SIDE		
Carnegie Hill	\$2,319 / ft ² (+58.8%)	10
Lenox Hill	\$1,581 / ft ² (-2.8%)	21
Yorkville	\$1,573 / ft ² (+28.5%)	13

Region	30-DAY PRICE AVG*	SALES / PAST 30 DAYS
UPPER WEST SIDE		
Broadway Corridor	\$1,499 / ft ² (-4.5%)	33
Central Park West	\$2,040 / ft ² (-1.1%)	9
Lincoln Center	\$1,853 / ft ² (+3.8%)	7
Riverside Dr. / West End Ave.	\$1,666 / ft ² (+1.6%)	49

Avg Price / Ft² by Region



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

Historical Performance: Selected Resales

Of the 471 condo sales in Manhattan, 136 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
Original Sale Year : 2005					
Total Transactions : 13					
555 West 23rd Street, #N6B	637ft ²	Dec 21, 2005 (\$682,227)	Oct 01, 2015 (\$960,000)	\$277,773 (+40.7%)	3.6%
The Belaire, 524 East 72nd Street, #22A	657ft ²	Jun 13, 2005 (\$700,000)	Oct 06, 2015 (\$865,000)	\$165,000 (+23.6%)	2.1%
Trump Park Avenue, 502 Park Avenue, #16C	765ft ²	Jun 06, 2005 (\$1,527,375)	Oct 16, 2015 (\$2,100,000)	\$572,625 (+37.5%)	3.1%
45 Christopher Street, #8D	600ft ²	Sep 20, 2005 (\$760,000)	Oct 27, 2015 (\$1,175,000)	\$415,000 (+54.6%)	4.4%
425 Fifth Avenue, #52A	1203ft ²	Jul 12, 2005 (\$1,725,933)	Oct 14, 2015 (\$2,300,000)	\$574,067 (+33.3%)	2.8%
The St. Tropez, 340 East 64th Street, #8S	1284ft ²	May 25, 2005 (\$1,365,000)	Oct 08, 2015 (\$1,800,000)	\$435,000 (+31.9%)	2.7%
Milan, 300 East 55th Street, #7C	1401ft ²	Mar 02, 2005 (\$1,466,280)	Oct 22, 2015 (\$2,372,500)	\$906,220 (+61.8%)	4.7%
Towers on the Park II, 220 Manhattan Avenue, #6A	640ft ²	Aug 03, 2005 (\$473,000)	Oct 09, 2015 (\$673,000)	\$200,000 (+42.3%)	3.5%
Original Sale Year : 2006					
Total Transactions : 13					
The Orion, 350 West 42nd Street, #10K	710ft ²	Jun 02, 2006 (\$654,734)	Oct 02, 2015 (\$1,050,000)	\$395,266 (+60.4%)	5.2%
The Elysabeth, 35 East 38th Street, #10F	446ft ²	Jun 02, 2006 (\$450,000)	Oct 09, 2015 (\$590,000)	\$140,000 (+31.1%)	2.9%
The Heywood, 263 Ninth Avenue, #7C	2124ft ²	Jan 12, 2006 (\$2,240,150)	Oct 22, 2015 (\$3,900,000)	\$1,659,850 (+74.1%)	5.9%
Chelsea 19, 251 West 19th Street, #1E	1787ft ²	Sep 05, 2006 (\$1,875,000)	Oct 01, 2015 (\$2,500,000)	\$625,000 (+33.3%)	3.2%
The Gemstone, 235 West End Avenue, #15C	725ft ²	Oct 16, 2006 (\$650,000)	Oct 21, 2015 (\$915,000)	\$265,000 (+40.8%)	3.9%
150 Nassau Street, #12D	1305ft ²	Jun 06, 2006 (\$1,350,000)	Oct 09, 2015 (\$1,750,000)	\$400,000 (+29.6%)	2.8%
Chelsea House, 130 West 19th Street, #4D	1338ft ²	Aug 22, 2006 (\$1,424,531)	Oct 30, 2015 (\$2,150,000)	\$725,469 (+50.9%)	4.6%
Greenwich Place, 120 Greenwich Street, #3H	541ft ²	Jul 18, 2006 (\$599,749)	Oct 20, 2015 (\$726,000)	\$126,251 (+21.1%)	2.1%
Original Sale Year : 2007					
Total Transactions : 18					
Atelier, 635 West 42nd Street, #15D	678ft ²	May 08, 2007 (\$751,500)	Oct 21, 2015 (\$850,000)	\$98,500 (+13.1%)	1.5%
The Strand, 500 West 43rd Street, #8C	330ft ²	Jan 11, 2007 (\$390,000)	Oct 02, 2015 (\$478,000)	\$88,000 (+22.6%)	2.4%
48 Market Street, #5D	525ft ²	Oct 31, 2007 (\$405,000)	Oct 22, 2015 (\$495,000)	\$90,000 (+22.2%)	2.6%
The Orion, 350 West 42nd Street, #43F	768ft ²	Apr 03, 2007 (\$920,000)	Oct 20, 2015 (\$1,325,000)	\$405,000 (+44.0%)	4.4%
Kheel Tower, 315 Seventh Avenue, #12C	611ft ²	Mar 16, 2007 (\$449,498)	Oct 30, 2015 (\$776,000)	\$326,502 (+72.6%)	6.6%
The Link, 310 West 52nd Street, #21B	1331ft ²	Jul 18, 2007 (\$1,682,912)	Oct 08, 2015 (\$2,725,000)	\$1,042,088 (+61.9%)	6.1%
The Paladin, 300 East 62nd Street, #1701	608ft ²	Oct 12, 2007 (\$640,000)	Oct 07, 2015 (\$819,000)	\$179,000 (+28.0%)	3.2%
Ariel East, 2628 Broadway, #7A	1245ft ²	Oct 19, 2007 (\$1,318,633)	Oct 01, 2015 (\$1,700,000)	\$381,367 (+28.9%)	3.3%
Original Sale Year : 2008					
Total Transactions : 23					
Riverhouse - 1 Rockefeller Park, 2 River Terrace, #10C	1088ft ²	Jul 18, 2008 (\$1,288,086)	Oct 27, 2015 (\$1,650,000)	\$361,914 (+28.1%)	3.5%
CitySpire, 150 West 56th Street, #5701	1600ft ²	Jan 30, 2008 (\$3,300,000)	Oct 08, 2015 (\$2,112,500)	(\$1,187,500) (-36.0%)	-5.7%
15 Central Park West, #6N	1605ft ²	Aug 15, 2008 (\$2,993,655)	Oct 05, 2015 (\$8,588,000)	\$5,594,345 (+186.9%)	16.0%
133 West 22nd Street, #4J	763ft ²	Dec 03, 2008 (\$901,151)	Oct 28, 2015 (\$1,650,000)	\$748,849 (+83.1%)	9.3%
Windsor Park, 100 West 58th Street, #2A	607ft ²	Jan 25, 2008 (\$645,000)	Oct 06, 2015 (\$703,800)	\$58,800 (+9.1%)	1.1%
Bryant Park Tower, 100 West 39th Street, #41E	701ft ²	Jul 17, 2008 (\$880,000)	Oct 05, 2015 (\$999,000)	\$119,000 (+13.5%)	1.8%
Avery, 100 Riverside Boulevard, #14E	748ft ²	May 16, 2008 (\$985,000)	Oct 21, 2015 (\$950,000)	(\$35,000) (-3.6%)	-0.5%
The Plaza, 1 Central Park South, #610	1328ft ²	Apr 17, 2008 (\$4,094,692)	Oct 09, 2015 (\$4,400,000)	\$305,308 (+7.5%)	1.0%
Original Sale Year : 2009					
Total Transactions : 16					
Sheffield 57, 322 West 57th Street, #34F1	1168ft ²	Feb 09, 2009 (\$1,629,200)	Oct 28, 2015 (\$2,085,500)	\$456,300 (+28.0%)	3.8%
Straus Park, 272 West 107th Street, #4D	1546ft ²	Nov 30, 2009 (\$1,475,000)	Oct 30, 2015 (\$2,100,000)	\$625,000 (+42.4%)	6.2%
260 Park Avenue South, #4I	1328ft ²	Mar 26, 2009 (\$1,575,000)	Oct 28, 2015 (\$2,375,000)	\$800,000 (+50.8%)	6.4%
Sterling Plaza, 255 East 49th Street, #9F	612ft ²	Sep 10, 2009 (\$487,000)	Oct 22, 2015 (\$650,000)	\$163,000 (+33.5%)	4.9%
Hudson View East, 250 South End Avenue, #15B	1158ft ²	Jul 03, 2009 (\$875,000)	Oct 29, 2015 (\$1,425,000)	\$550,000 (+62.9%)	8.1%
The Sequoia, 222 West 14th Street, #8F	750ft ²	Dec 28, 2009 (\$825,000)	Oct 08, 2015 (\$1,375,000)	\$550,000 (+66.7%)	9.3%
The Duplex Condos, 215 East 81st Street, #6G	684ft ²	Sep 24, 2009 (\$701,000)	Oct 02, 2015 (\$775,000)	\$74,000 (+10.6%)	1.7%
The Ansonia, 2109 Broadway, #7-144	1805ft ²	Dec 18, 2009 (\$2,700,000)	Oct 22, 2015 (\$3,855,000)	\$1,155,000 (+42.8%)	6.3%

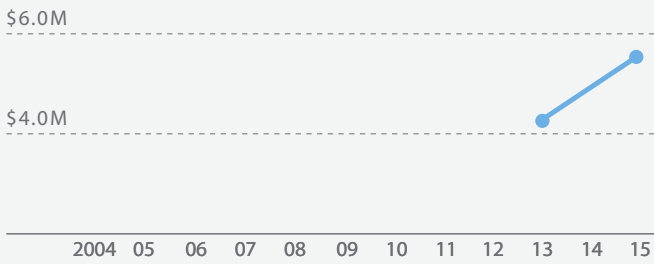
Selected Resales, Cont.

BUILDING, UNIT	SQUARE FEET	FIRST SALE	MOST RECENT SALE	PRICE CHANGE	COMPOUND ANNUAL GROWTH RATE
Original Sale Year : 2010					
Total Transactions : 11					
Hampton House, 404 East 79th Street, #4A	1100ft ²	Aug 10, 2010 (\$1,150,000)	Oct 23, 2015 (\$1,375,000)	\$225,000 (+19.6%)	3.5%
40 Mercer Street, #17	1222ft ²	Mar 03, 2010 (\$2,243,000)	Oct 16, 2015 (\$3,200,000)	\$957,000 (+42.7%)	6.6%
Reade House, 311 Greenwich Street, #3I	730ft ²	Dec 23, 2010 (\$765,000)	Oct 08, 2015 (\$1,210,000)	\$445,000 (+58.2%)	10.1%
The Village Green, 311 East 11th Street, #2D	896ft ²	Apr 26, 2010 (\$900,000)	Oct 01, 2015 (\$1,540,000)	\$640,000 (+71.1%)	10.4%
30 Lincoln Plaza, 30 West 63rd Street, #22N	1197ft ²	Jun 03, 2010 (\$3,351,600)	Oct 02, 2015 (\$3,200,000)	(\$151,600) (-4.5%)	-0.9%
The Level Club, 253 West 73rd Street, #2F	1093ft ²	Apr 14, 2010 (\$1,075,000)	Oct 09, 2015 (\$1,480,000)	\$405,000 (+37.7%)	6.1%
Trump Place, 220 Riverside Boulevard, #33C	1429ft ²	May 07, 2010 (\$2,100,000)	Oct 01, 2015 (\$2,650,000)	\$550,000 (+26.2%)	4.5%
Merritt House, 167 East 82nd Street, #4B	1621ft ²	Dec 16, 2010 (\$1,975,000)	Oct 16, 2015 (\$3,170,000)	\$1,195,000 (+60.5%)	10.3%
Original Sale Year : 2011					
Total Transactions : 13					
Gramercy Starck, 340 East 23rd Street, #PH4B	1729ft ²	Jun 01, 2011 (\$2,625,000)	Oct 29, 2015 (\$3,100,000)	\$475,000 (+18.1%)	3.9%
SoHo Mews, 311 West Broadway, #5H	1422ft ²	Aug 02, 2011 (\$2,371,443)	Oct 13, 2015 (\$2,900,000)	\$528,557 (+22.3%)	4.9%
Georgica, 305 East 85th Street, #5B	1298ft ²	Apr 19, 2011 (\$1,527,375)	Oct 27, 2015 (\$2,180,000)	\$652,625 (+42.7%)	8.2%
Landmark 17, 233 East 17th Street, #4	2273ft ²	Dec 06, 2011 (\$2,850,000)	Oct 19, 2015 (\$3,300,000)	\$450,000 (+15.8%)	3.9%
CitySpire, 150 West 56th Street, #4101	1148ft ²	Nov 09, 2011 (\$1,840,000)	Oct 23, 2015 (\$3,720,000)	\$1,880,000 (+102.2%)	19.7%
Metropolitan Tower, 146 West 57th Street, #57A	1463ft ²	Sep 26, 2011 (\$2,200,000)	Oct 21, 2015 (\$3,295,000)	\$1,095,000 (+49.8%)	10.6%
123 Third Avenue, #11B	650ft ²	May 18, 2011 (\$819,691)	Oct 27, 2015 (\$1,351,000)	\$531,309 (+64.8%)	12.0%
108 West 25th Street, #11FL	2382ft ²	May 16, 2011 (\$3,010,000)	Oct 19, 2015 (\$4,350,000)	\$1,340,000 (+44.5%)	8.7%
Original Sale Year : 2012					
Total Transactions : 10					
Carriage House, 510 East 80th Street, #2G	1000ft ²	Mar 28, 2012 (\$800,000)	Oct 13, 2015 (\$965,000)	\$165,000 (+20.6%)	5.5%
Madison Green, 5 East 22nd Street, #4G	611ft ²	Mar 16, 2012 (\$800,000)	Oct 22, 2015 (\$1,230,000)	\$430,000 (+53.8%)	12.8%
The Dillon, 425 West 53rd Street, #416	1781ft ²	Jun 18, 2012 (\$2,145,000)	Oct 27, 2015 (\$2,995,000)	\$850,000 (+39.6%)	10.5%
Altair 18, 32 West 18th Street, #2B	3292ft ²	May 01, 2012 (\$4,075,000)	Oct 02, 2015 (\$5,250,000)	\$1,175,000 (+28.8%)	7.7%
Millennium Tower Residences, 30 West Street, #18B	1404ft ²	Nov 20, 2012 (\$1,410,000)	Oct 28, 2015 (\$2,000,000)	\$590,000 (+41.8%)	12.7%
195 Hudson Street, #3D	2279ft ²	Mar 16, 2012 (\$2,850,000)	Oct 23, 2015 (\$3,400,000)	\$550,000 (+19.3%)	5.0%
Essex House, 160 Central Park South, #705	1307ft ²	Nov 09, 2012 (\$3,550,000)	Oct 21, 2015 (\$4,875,000)	\$1,325,000 (+37.3%)	11.5%
One Lincoln Square, 150 Columbus Avenue, #26E	822ft ²	Jul 19, 2012 (\$1,350,000)	Oct 07, 2015 (\$1,500,000)	\$150,000 (+11.1%)	3.4%
Original Sale Year : 2013					
Total Transactions : 13					
517 West 46th Street, #302	1122ft ²	Jan 18, 2013 (\$1,175,000)	Oct 02, 2015 (\$1,412,500)	\$237,500 (+20.2%)	7.1%
Spice Warehouse, 481 Washington Street, #3S	2948ft ²	Jan 10, 2013 (\$4,238,325)	Oct 30, 2015 (\$5,500,000)	\$1,261,675 (+29.8%)	9.9%
Chatham 44, 464 West 44th Street, #2A	576ft ²	Aug 28, 2013 (\$815,000)	Oct 08, 2015 (\$980,000)	\$165,000 (+20.2%)	9.3%
The Keystone Building, 38 Warren Street, #7C	1850ft ²	Feb 14, 2013 (\$2,475,000)	Oct 14, 2015 (\$3,050,000)	\$575,000 (+23.2%)	8.1%
One Rector Park, 333 Rector Place, #904	2636ft ²	Aug 23, 2013 (\$2,545,625)	Oct 01, 2015 (\$3,475,000)	\$929,375 (+36.5%)	16.1%
250 West Street, #7E	1888ft ²	May 23, 2013 (\$2,932,560)	Oct 01, 2015 (\$3,975,000)	\$1,042,440 (+35.5%)	13.9%
225 Rector Place, #2E	944ft ²	Jul 29, 2013 (\$832,000)	Oct 27, 2015 (\$1,209,000)	\$377,000 (+45.3%)	18.8%
The Lucida, 151 East 85th Street, #17H	1595ft ²	Jul 03, 2013 (\$3,195,000)	Oct 15, 2015 (\$3,100,000)	(\$95,000) (-3.0%)	-1.3%
Original Sale Year : 2014					
Total Transactions : 4					
Atelier, 635 West 42nd Street, #39F	1100ft ²	Sep 11, 2014 (\$1,700,000)	Oct 01, 2015 (\$1,850,000)	\$150,000 (+8.8%)	8.8%
Sheffield 57, 322 West 57th Street, #26V	615ft ²	Apr 02, 2014 (\$970,000)	Oct 06, 2015 (\$1,070,000)	\$100,000 (+10.3%)	6.8%
Millennium Tower Residences, 30 West Street, #PH2F	2097ft ²	May 29, 2014 (\$3,032,505)	Oct 26, 2015 (\$4,300,000)	\$1,267,495 (+41.8%)	29.9%
The Trafalgar House, 188 East 70th Street, #8C	1340ft ²	Dec 09, 2014 (\$2,200,000)	Oct 19, 2015 (\$2,300,000)	\$100,000 (+4.5%)	5.5%

Historical Performance : Featured Resales

Spice Warehouse, #3S
481 Washington Street

\$5.5M

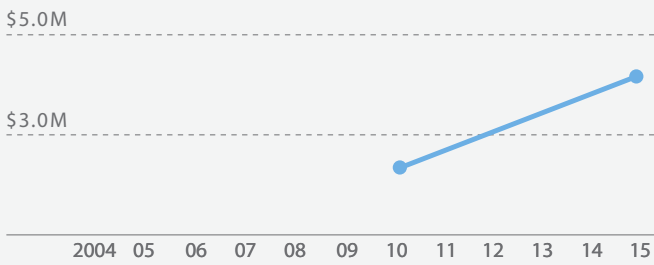
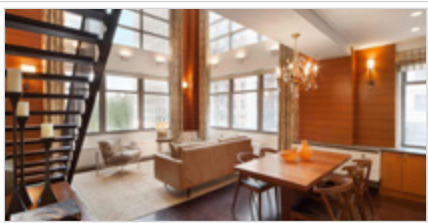


+9.9%
ANNUAL GROWTH RATE (3YRS)*
+\$1,261,675
AGGREGATE PRICE CHANGE

CLOSING HISTORY:
Oct 30, 2015 • \$5,500,000
Jan 10, 2013 • \$4,238,325

Windsor Park, #4D
100 West 58th Street

\$4.3M

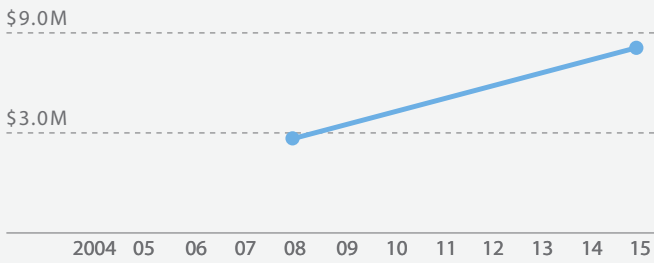
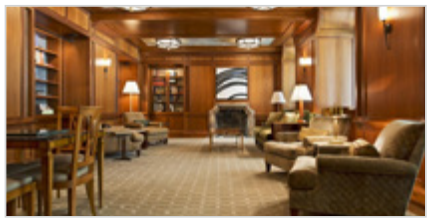


+12.3%
ANNUAL GROWTH RATE (4YRS)*
+1,825,000
AGGREGATE PRICE CHANGE

CLOSING HISTORY:
Oct 9, 2015 • \$4,250,000
Nov 23, 2010 • \$2,425,000

15 Central Park West, #6N

\$8.6M

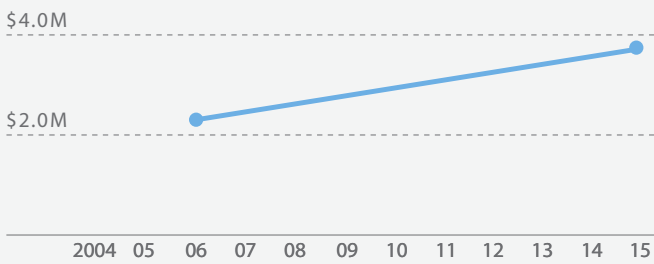
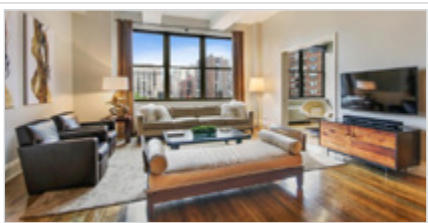


+16%
ANNUAL GROWTH RATE (6YRS)*
+\$5,594,345
AGGREGATE PRICE CHANGE

CLOSING HISTORY:
Oct 5, 2015 • \$8,588,000
Aug 15, 2008 • \$2,993,655

The Heywood, #7C
263 Ninth Avenue

\$3.9M

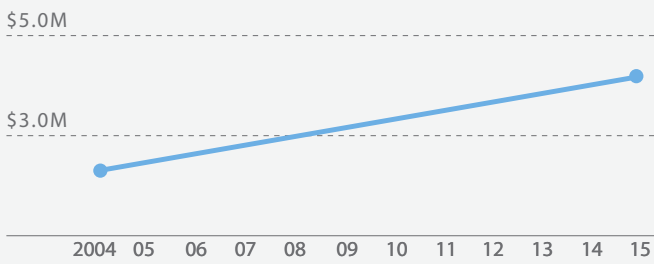
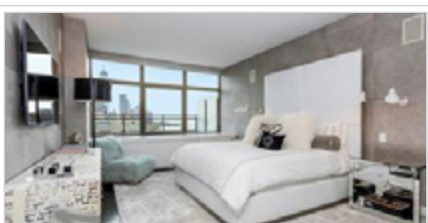


+5.9%
ANNUAL GROWTH RATE (7YRS)*
+\$1,659,850
AGGREGATE PRICE CHANGE

CLOSING HISTORY:
Oct 22, 2015 • \$3,900,000
Jan 12, 2006 • \$2,240,150

1 Morton Square, #8DE

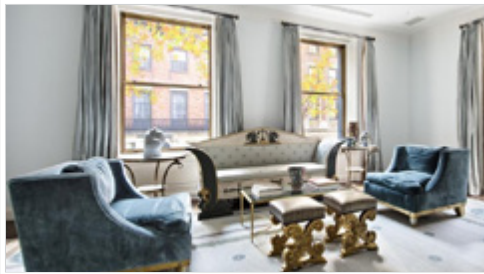
\$4.2M



+6.1%
ANNUAL GROWTH RATE (9YRS)*
+\$1,985,307
AGGREGATE PRICE CHANGE

CLOSING HISTORY:
Oct 5, 2015 • \$4,200,000
Nov 19, 2004 • \$2,214,693

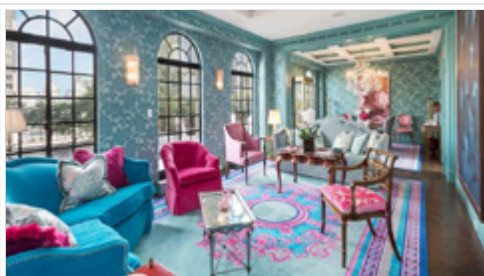
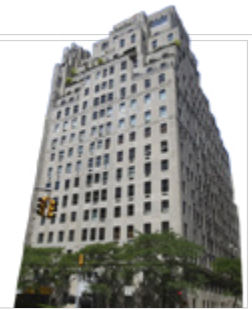
Notable New Listings in NYC



\$22.5M

740 Park Avenue, #23D
4 Beds, 4 Baths

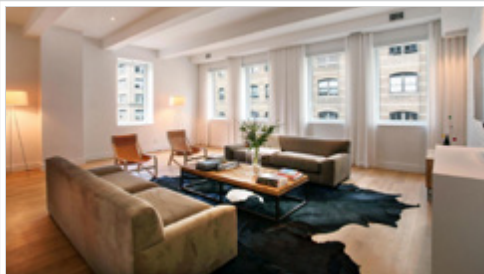
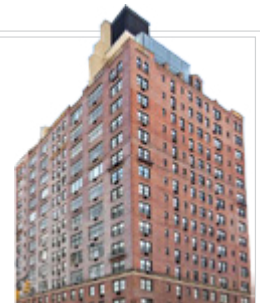
This 15-room duplex in the Rosario Candela-designed 740 Park Avenue has a circular staircase, a private terrace, a library with a wood-burning fireplace and four staff rooms.



\$16.0M

400 East 59th Street, #PHAB
Approx 3,200 ft²
4 Beds, 5 Baths

This 12-room penthouse in a prewar co-op is located on the 17th and 18th floors and has four bedrooms, five bathrooms, a solarium, an expansive wrap terrace and a private rooftop terrace. The living and dining rooms have custom coffered ceilings.



\$9.95M

286 Spring Street, #PH
Approx 4,729 ft²
5 Beds, 4.5 baths

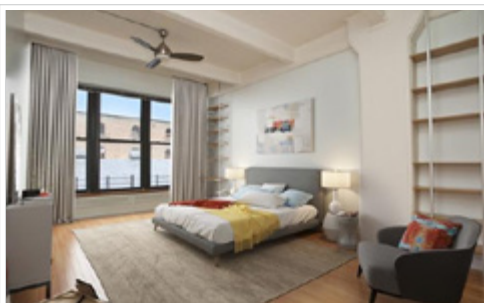
This penthouse's key-locked elevator opens to a 56-by-25-foot living/dining room that is divided by a custom designed industrial steel staircase with a double-height ceiling. The ceilings range up to 12 feet, and the rooms feature 5-inch-wide, solid plank Appalachian white oak flooring.



\$5.8M

Spice Warehouse
481 Washington Street, #2S
Approx 2,919 ft²
3 Beds, 3 baths

This three-bedroom, three-bathroom condo includes a home office, and the loft-style unit has 11-foot ceilings, cast-iron columns, original timber beam, oak hardwood floors and crown molding. The apartment has central air, a washer/dryer, and an open gourmet kitchen with updated appliances.



\$2.99M

Sweeney Building
30 Main Street, #4G
Approx 2,556 ft²
3 beds, 2.5 baths

This three-bedroom loft in Dumbo's Sweeney Building features oversized, north-facing windows, 12-foot ceilings with concrete beams, a large laundry room with storage, and newly-furnished hardwood floors. The master bedroom includes a walk-in closet and en-suite bath.



Snapshot



Amy Schumer's Upper West Side co-op has hit the market, priced at \$2 million. The floor-through residence occupies the top story of a historic townhouse on West 80th Street. Schumer bought the pad last year for \$1.7 million.



Julia Roberts sold her Greenwich Village apartment at 45 West 10th Street for \$5.35 million after listing it for \$4.5 million. Roberts originally paid \$3.9 million for the 2,000-square-foot, three-bedroom co-op back in 2010.



The late Cosmopolitan editor Helen Gurley Brown's penthouse at Central Park West's Beresford has hit the market for \$20 million. The four-level apartment includes a wrap-around balcony with sweeping views.

“

“I think a lot of New Yorkers have this dream where they open a cabinet and find a room they didn't know they had, or look under the sink and find a garage. In my dream, there was a window I could climb out of, and where my friends could go to smoke.

Getting it was great.”

-Actress Camryn Manheim on renovating her Lower East Side loft so it had a deck.

-The New York Times



Cameron Diaz has put her West Village apartment in a West 12th Street building on the market for \$4.25 million. The actress bought the two-bedroom apartment in 2008 for \$2.95 million and had it gut renovated with a design by California-based Kelly Wearstler.





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 or by phone at 212-209-8809.



Visit us at www.cityrealty.com for more sales information.

All closed sales data has been provided by the New York City Department of Finance via the Automated City Register Information System (ACRIS). No warranty or representation is made as to the accuracy of any data provided by ACRIS or any other sources. All dimensions are approximate. For exact dimensions, you must hire your own architect or engineer and for no property included in this report shall the number of bedrooms listed be considered a legal conclusion.