

SEPTEMBER 2016

CITYREALTY

Index Overview

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.

CityRealty Indices Overview

CityRealty's expanded portfolio of market indices offer a granular analysis of the performance of the New York real estate market. The expanded index offerings track condominium prices by categories that include architects, building types, neighborhoods and building age.

CityRealty first launched its indices in April 2013 with The CityRealty 100, an index tracking the performance of the top 100 residential condominiums in Manhattan. The index is the recognized standard for measuring the value of the Manhattan luxury condominium market. CityRealty will release the next edition of its biannual report on The CityRealty 100 on November 1.

<https://www.cityrealty.com/nyc/market-insight/market-data/cityrealty-indices>

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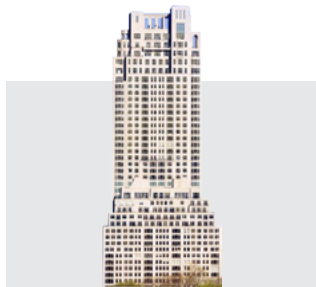
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CityRealty 100

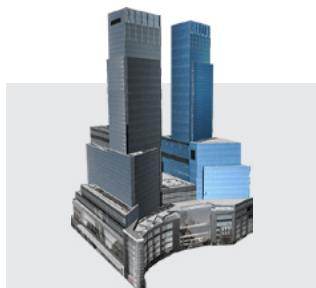
The CityRealty 100 is an index of the top 100 residential condominiums in Manhattan, a set of buildings chosen for factors that include prominence, popularity and desirability. As CityRealty's flagship index, a report on its performance is published twice a year that compares the index to other assets such as gold, oil and the S&P 500. The next report on the index will be published on November 1, 2016.



15 Central Park West
Average Price/ft²:
\$7,171*



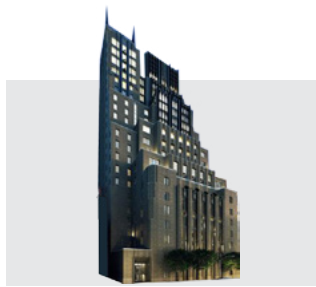
432 Park Avenue
Average Price/ft²:
\$5,145*



Residences at the Mandarin Oriental
Average Price/ft²:
\$5,886*



One57
Average Price/ft²:
\$4,924*

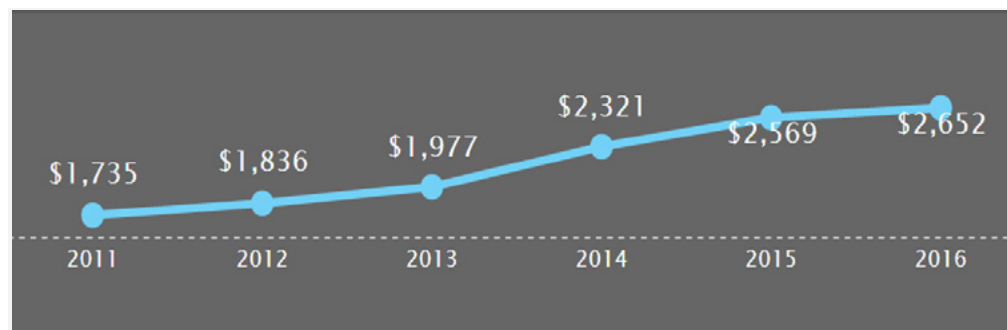


Walker Tower
Average Price/ft²:
\$5,803*



One Madison
Average Price/ft²:
\$4,487*

Price Change Summary During Past Five Years



- The current average price in buildings tracked by the index is \$2,652/ft²*
- Prices have risen 35% since 2011
- There have been 1,015 closings in the index's 100 buildings in the past year

Starchitect Condos

The Starchitect Condos Index tracks prices in Manhattan and Brooklyn buildings designed by starchitects, the architects and architecture firms considered to be amongst the best in the world. The index includes condos designed by Richard Meier, Robert A.M. Stern, Norman Foster, Jean Nouvel and Phillip Johnson.



Herzog & de Meuron
Designs Include:
 40 Bond, 56 Leonard



Norman Foster
Designs Include:
 551 West 21st Street,
 50 UN Plaza



Phillip Johnson
Designs Include:
 Urban Glass House,
 Number 5



Rafael Viñoly
Designs Include:
 432 Park Avenue



Gwathmey Siegel
Designs Include:
 445 Lafayette Street,
 Soho Mews



Neil Denari
Designs Include:
 HL23



Richard Meier
Designs Include:
 165 Charles, 173-176
 Perry, On Prospect Park



Jean Nouvel
Designs Include:
 100 Eleventh Avenue



Thomas Juul-Hansen
Designs Include:
 505 West 19th Street,
 Oosten



Christian de Portzamparc
Designs Include:
 One57, 400 Park Avenue
 South



Annabelle Selldorf
Designs Include:
 200 Eleventh Avenue,
 520 West Chelsea



Bernard Tschumi
Designs Include:
 Blue



Robert A.M. Stern
Designs Include:
 15 Central Park West, The
 Brompton, Superior Ink

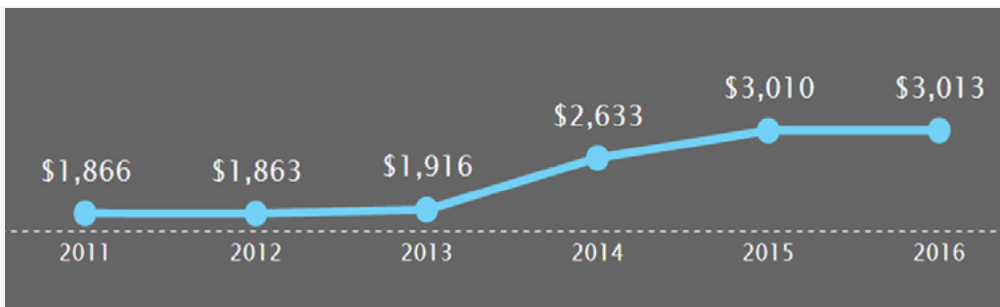


Winka Dubbeldam
Designs Include:
 V33, 497 Greenwich
 Street



Shigeru Ban
Designs Include:
 Metal Shutter Houses

Price Change Summary During Past Five Years



- The current average price in buildings tracked by the index is \$3,013/ft²*
- Prices have risen 38% since 2011
- There have been 296 closings in the index's 37 buildings in the past year

Costas Kondylis

The Costas Kondylis Index tracks prices in condos designed by prolific architect Costas Kondylis, who designed dozens of Manhattan condo buildings, including Trump World Tower and The Rushmore.



45 Park Avenue
Average Price/ft²:
\$1,985*



The Grand Beekman
Average Price/ft²:
\$1,756*



Trump World Tower
Average Price/ft²:
\$1,865*



The Rushmore
Average Price/ft²:
\$1,719*

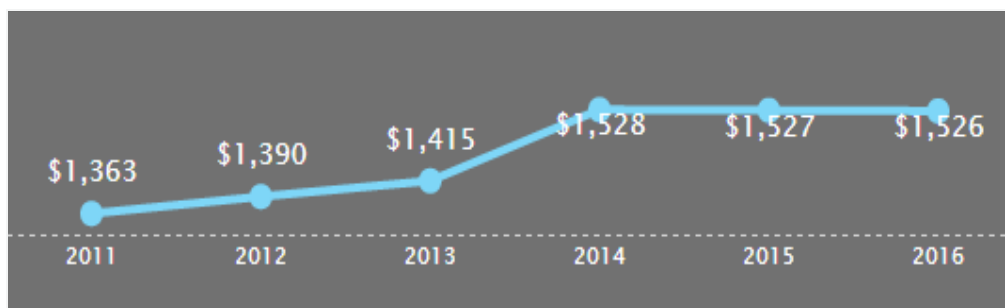


The Laurel
Average Price/ft²:
\$1,760*



200 West End Avenue
Average Price/ft²:
\$1,687*

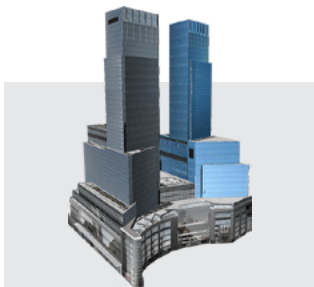
Price Change Summary During Past Five Years



- The current average price in buildings tracked by the index is \$1,526/ft²*
- Prices have risen 11% since 2011
- There have been 124 closings in the index's 22 buildings in the past year

High-Rise Condos

The High-Rise Condos Index tracks prices in Manhattan buildings with 50 or more floors. It includes well-known tall and “supertall” residential buildings, such as Trump Tower, The Orion and 432 Park Avenue, which is currently the tallest residential tower in the Western Hemisphere.



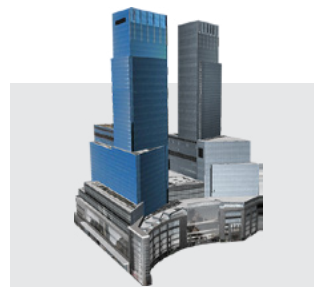
Residences at the Mandarin Oriental
Average Price/ft²:
\$5,886*



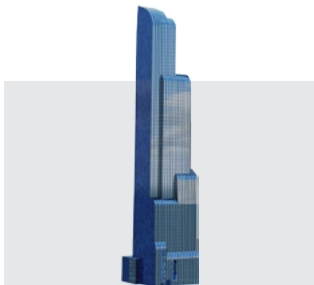
One Madison
Average Price/ft²:
\$4,487*



432 Park Avenue
Average Price/ft²:
\$5,145*



Time Warner Center
Average Price/ft²:
\$4,289*



One57
Average Price/ft²:
\$4,924*



Baccarat Hotel & Residences
Average Price/ft²:
\$3,948*

Price Change Summary During Past Five Years



- The current average price in buildings tracked by the index is \$2,690/ft²*
- Prices have risen 38% since 2011
- There have been 410 closings in the index's 35 buildings in the past year

Boutique Condos

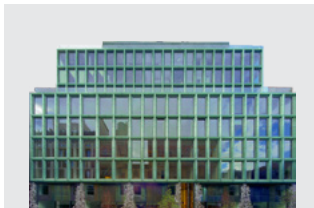
The Boutique Condo Index tracks newly built or converted smaller condominiums in Manhattan. The buildings included in the index have between 15 and 50 units and include notable new developments and conversions, such as 40 Bond and 18 Gramercy Park South.



Walker Tower
Average Price/ft²:
\$5,803*



285 Lafayette Street
Average Price/ft²:
\$3,633*



40 Bond
Average Price/ft²:
\$4,410*



173 Perry Street
Average Price/ft²:
\$3,575*

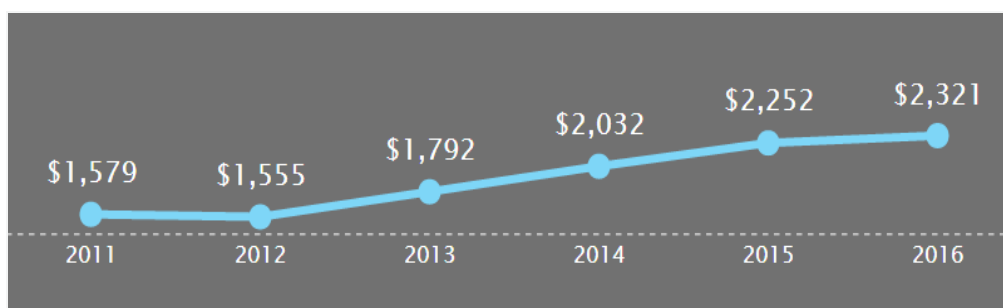


18 Gramercy Park South
Average Price/ft²:
\$3,657*



15 Union Square West
Average Price/ft²:
\$3,546*

Price Change Summary During Past Five Years



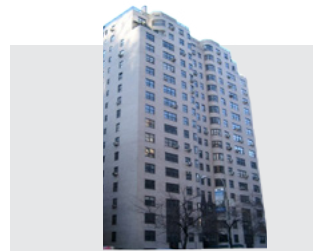
- The current average price in buildings tracked by the index is \$2,321/ft²*
- Prices have risen 32% since 2011
- There have been 427 closings in the index's 121 buildings in the past year

Condo Conversions

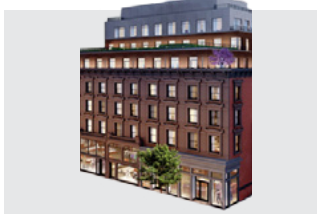
The Condo Conversions Index tracks prices in Manhattan commercial and rental properties converted into condos since 2011. The developments range from converted rental properties, such as Carnegie Park, to converted telephone company towers, such as 100 Barclay Street.



Walker Tower
Average Price/ft²:
\$5,803*



530 Park Avenue
Average Price/ft²:
\$3,535*



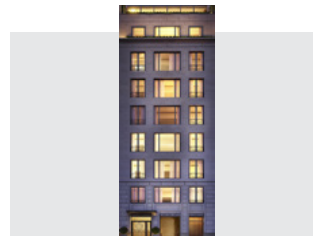
Whitney Condos
Average Price/ft²:
\$4,135*



Seven Harrison
Average Price/ft²:
\$3,212*

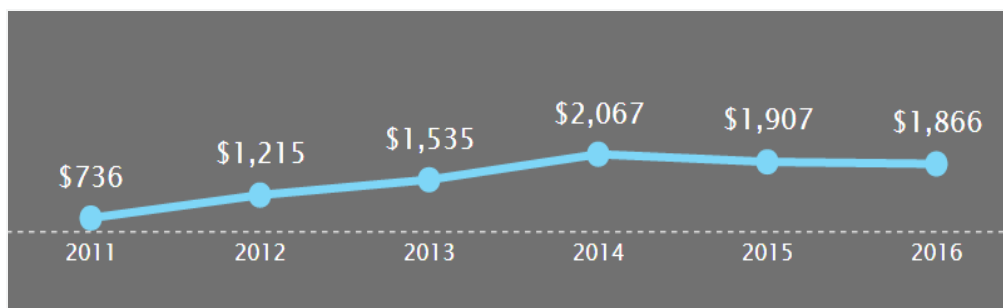


18 Gramercy Park South
Average Price/ft²:
\$3,657*



22 Central Park South
Average Price/ft²:
\$3,124*

Price Change Summary During Past Five Years



- The current average price in buildings tracked by the index is \$1,866/ft²*
- Prices have risen 61% since 2012
- There have been 966 closings in the index's TK buildings in the past year

Large Condos

The Large Condos Index tracks prices in Manhattan condos with 300 or more units. Notable large condos include The Corinthian, Sheffield 57 and The Orion.



**Park Millennium,
368 units**
Average Price/ft²:
\$2,736*



**One Lincoln Plaza,
663 units**
Average Price/ft²:
\$2,318*



**30 Lincoln Plaza,
609 units**
Average Price/ft²:
\$2,661*



**3 Lincoln Center,
347 units**
Average Price/ft²:
\$2,213*

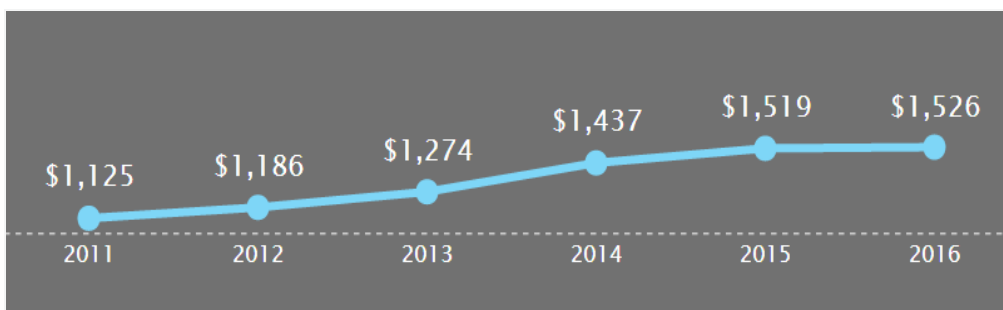


**Caledonia,
478 units**
Average Price/ft²:
\$2,463*



**Bristol Plaza,
305 units**
Average Price/ft²:
\$2,110*

Price Change Summary During Past Five Years



- The current average price in buildings tracked by the index is \$1,526/ft²*
- Prices have risen 26% since 2011
- There have been 1,042 closings in the index's 59 buildings in the past year

Brooklyn Condos

The Brooklyn Condo Index tracks the major residential condominiums in Brooklyn. The index covers buildings in the following neighborhoods: Boerum Hill, Brooklyn Heights, Carroll Gardens, Cobble Hill, Downtown Brooklyn, Dumbo, Fort Greene, Greenpoint, Park Slope and Williamsburg.



Love Lane Mews
Average Price/ft²:
\$1,864*



The Edge South Tower
Average Price/ft²:
\$1,609*



1 John Street
Average Price/ft²:
\$1,672*



144 North 8th Street
Average Price/ft²:
\$1,598*

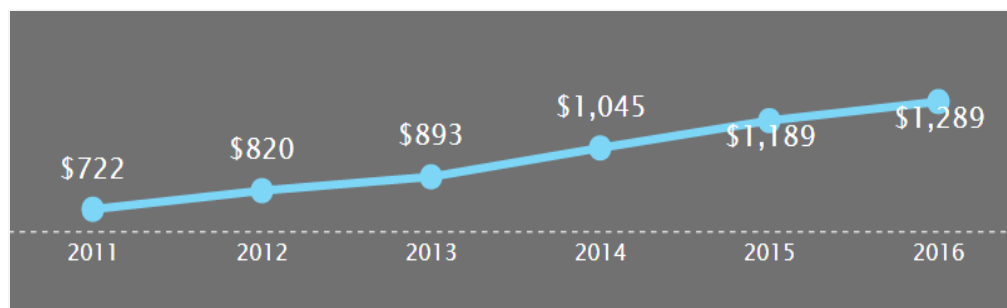


260N9
Average Price/ft²:
\$1,632*



20 Bayard Street
Average Price/ft²:
\$1,597*

Price Change Summary During Past Five Years



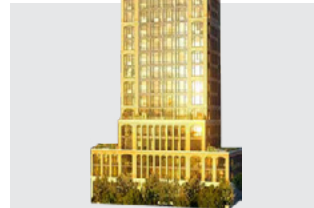
- The current average price in buildings tracked by the index is \$1,289/ft²*
- Prices have risen 44% since 2011
- There have been 400 closings in the index's 69 buildings in the past year

Downtown Condos

The Downtown Condo Index is comprised of the top condos in downtown Manhattan, south of 27th Street to Chambers Street. The index spans all downtown neighborhoods and includes the best older and newer condos in the area.



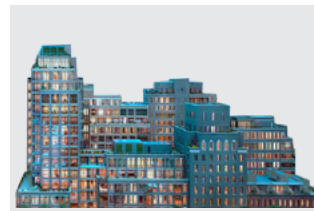
Walker Tower
Average Price/ft²:
\$5,803*



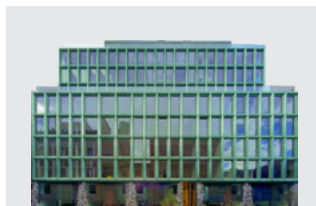
Superior Ink
Average Price/ft²:
\$4,334*



One Madison
Average Price/ft²:
\$4,487*



The Greenwich Lane
Average Price/ft²:
\$4,123*



40 Bond
Average Price/ft²:
\$4,410*



18 Gramercy Park South
Average Price/ft²:
\$3,657*

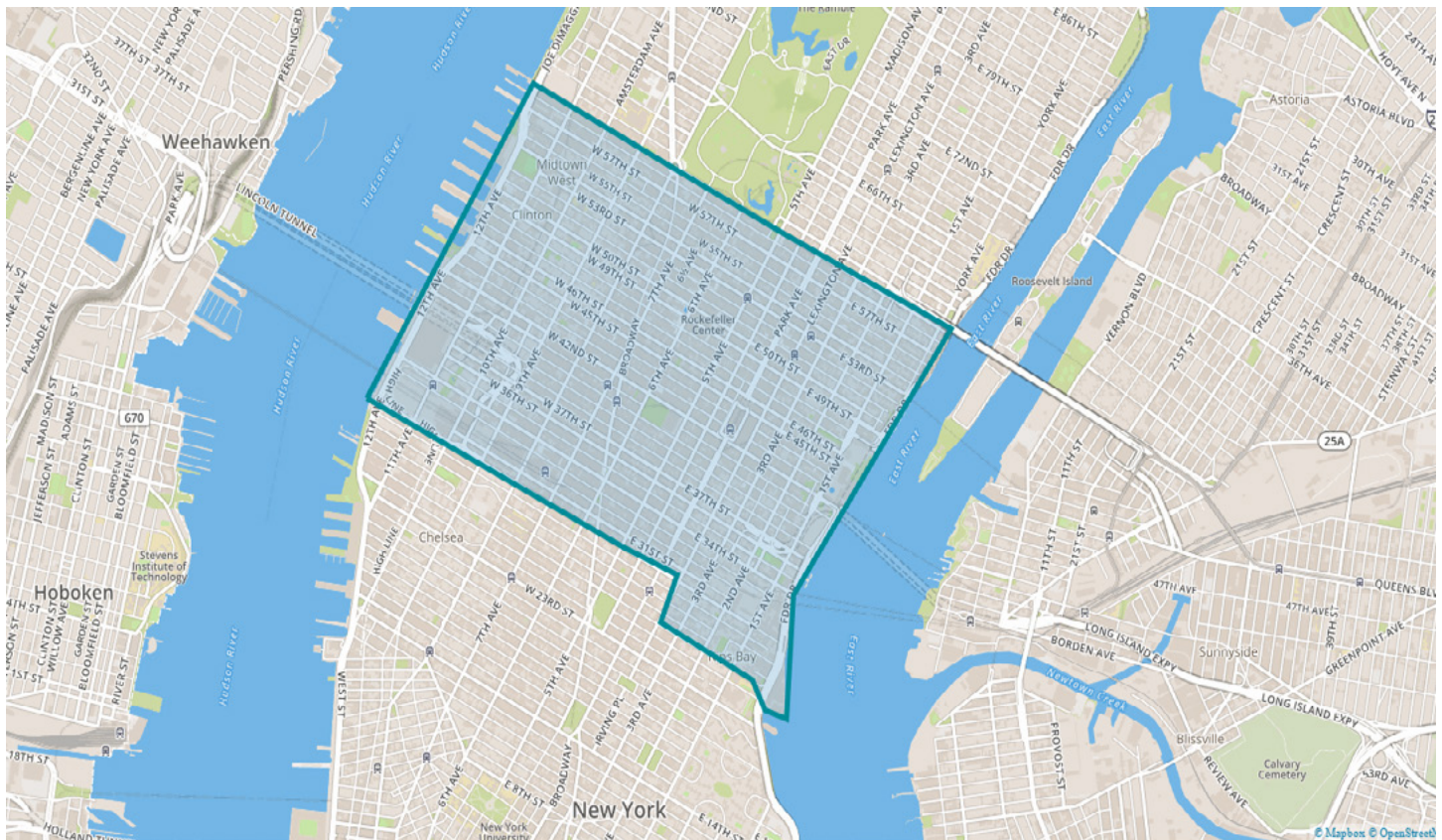
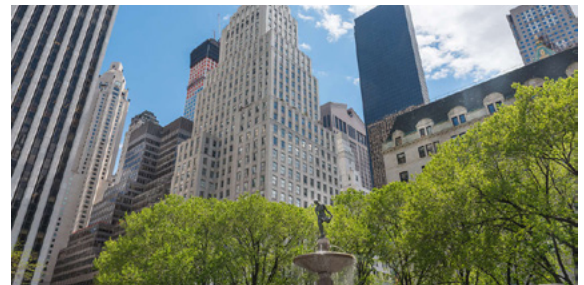
Price Change Summary During Past Five Years



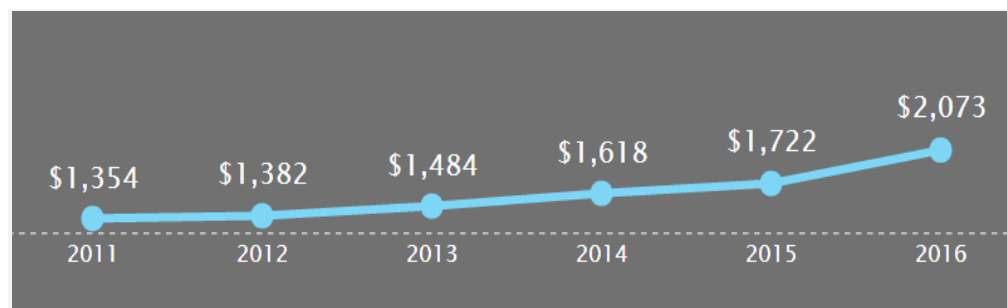
- The current average price in buildings tracked by the index is \$2,400/ft²*
- Prices have risen 36% since 2011
- There have been 938 closings in the index's 140 buildings in the past year

Midtown Condos

The Midtown Condo Index tracks the major residential condominiums in Midtown Manhattan. The buildings in the index are located south of 60th Street and north of 33rd Street. The index includes prominent new developments on Billionaire’s Row, such as One57 and 432 Park Avenue, as well as other notable condos in the area, such as CitySpire and Sheffield 57.



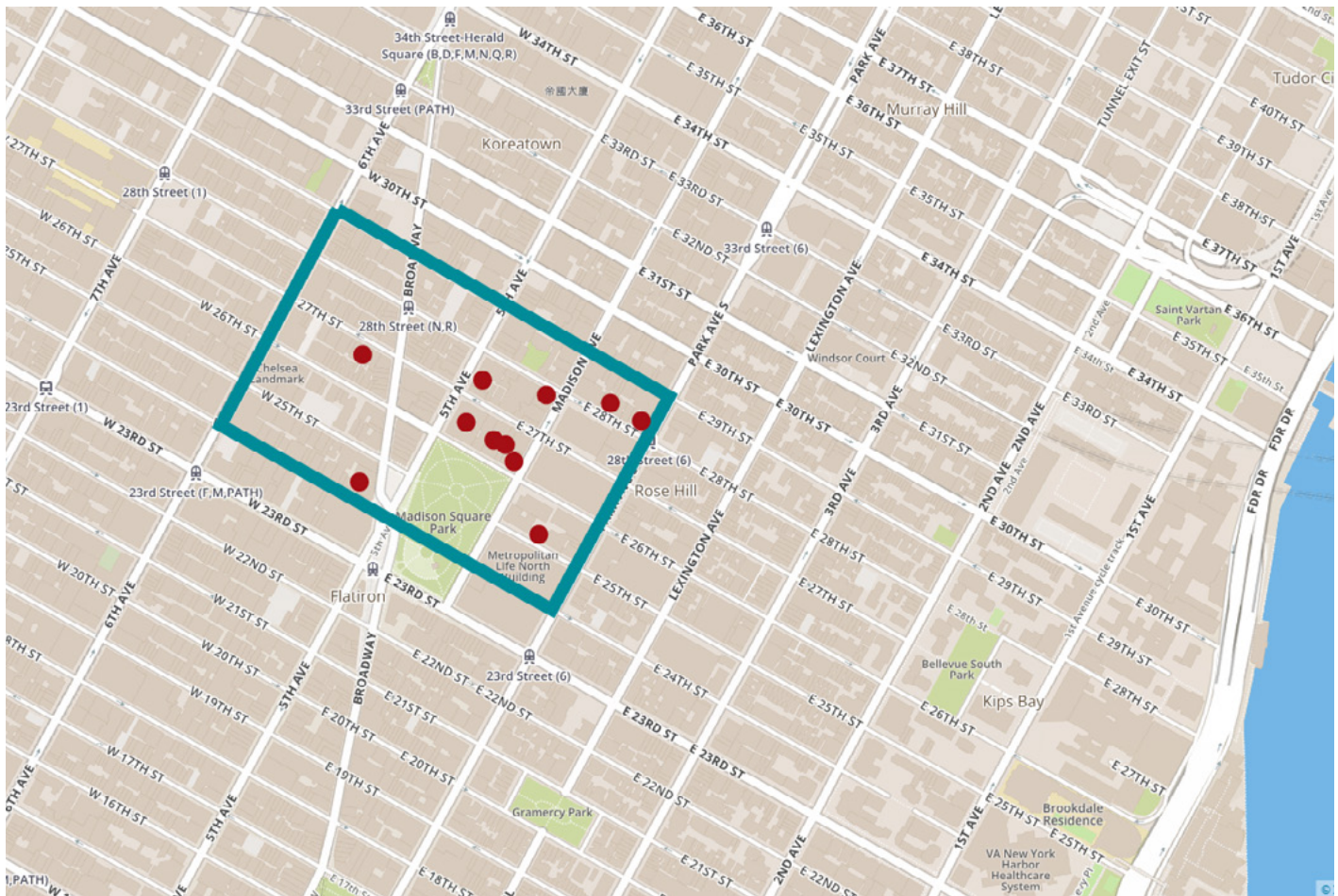
Price Change Summary During Past Five Years



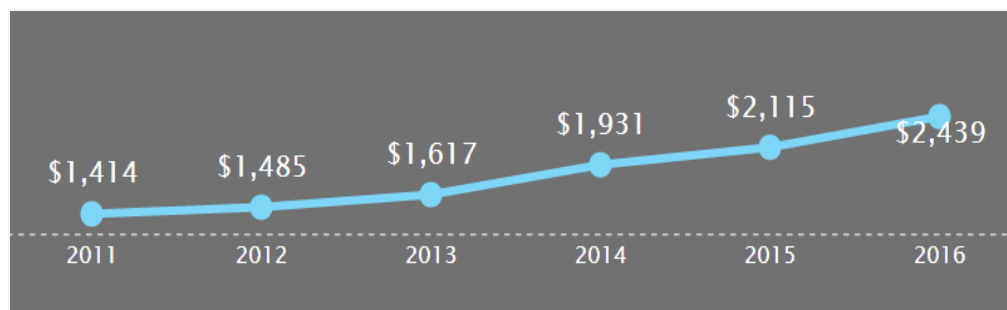
- The current average price in buildings tracked by the index is \$2,073/ft²*
- Prices have risen 35% since 2011
- There have been 872 closings in the index’s 78 buildings in the past year

NoMad Condos

The NoMad Index tracks the performance of prices in condominiums in NoMad, the neighborhood largely located north of Madison Square Park. The area has been a hotbed for commercial and residential development in recent years, with notable new developments such as 10 Madison Square West, a conversion of the former Toy Building North.



Price Change Summary During Past Five Years



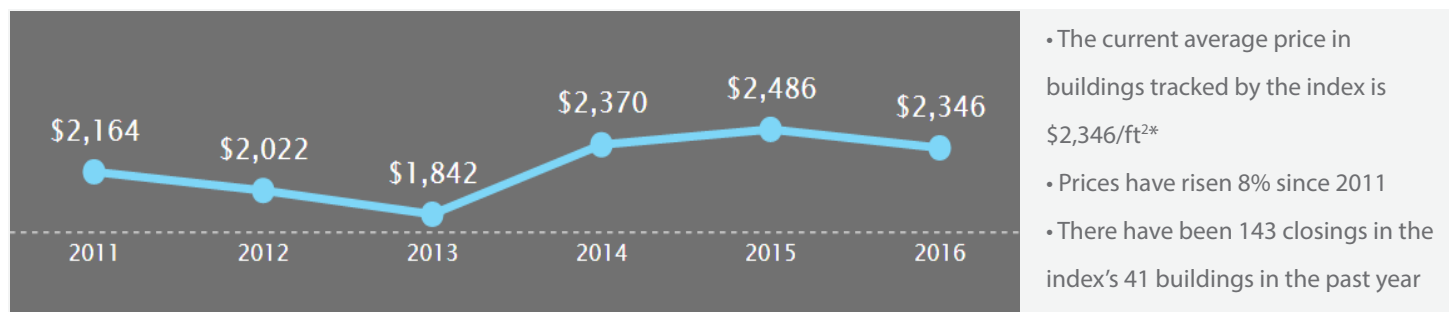
- The current average price in buildings tracked by the index is \$2,439/ft²*
- Prices have risen 42% since 2011
- There have been 106 closings in the index's 11 buildings in the past year

Central Park Condos

The Central Park Condos Index tracks prices in condos that either have direct Central Park frontage, such as 15 Central Park West, or are within half a block of the park, such as the Time Warner Center. The condos are located on or near the avenues on the perimeter of the park: Central Park South, Fifth Avenue, 110th Street and Central Park West.



Price Change Summary During Past Five Years

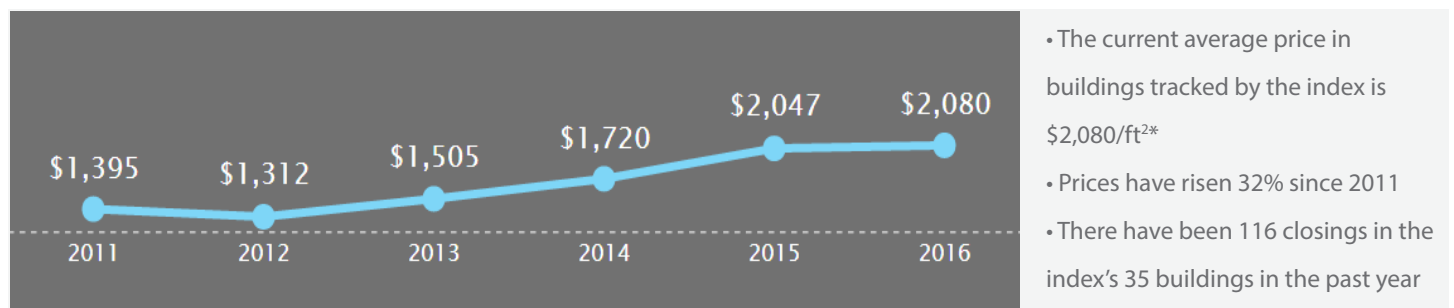


High Line Condos

The High Line Condos Index tracks prices in condos running along the length of the High Line in Manhattan. The opening of the elevated park has led to the construction of many new luxury condos in the area.

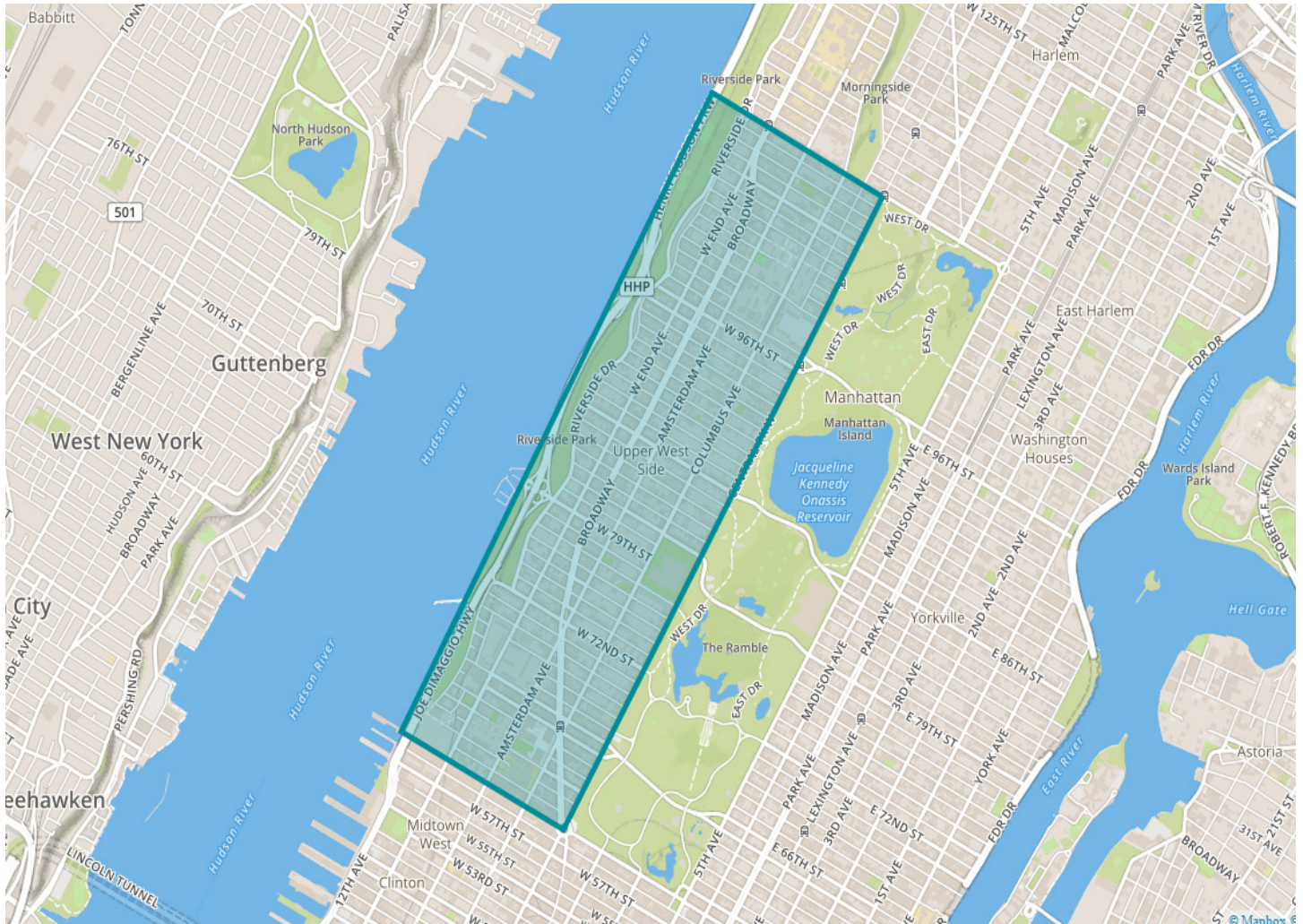


Price Change Summary During Past Five Years



West Side Condos

The West Side Condos Index tracks the major residential condominiums on the West Side of Manhattan. The buildings in the index are located between 57th Street to 110th Street and from Central Park West, or Eighth Avenue, to the Hudson



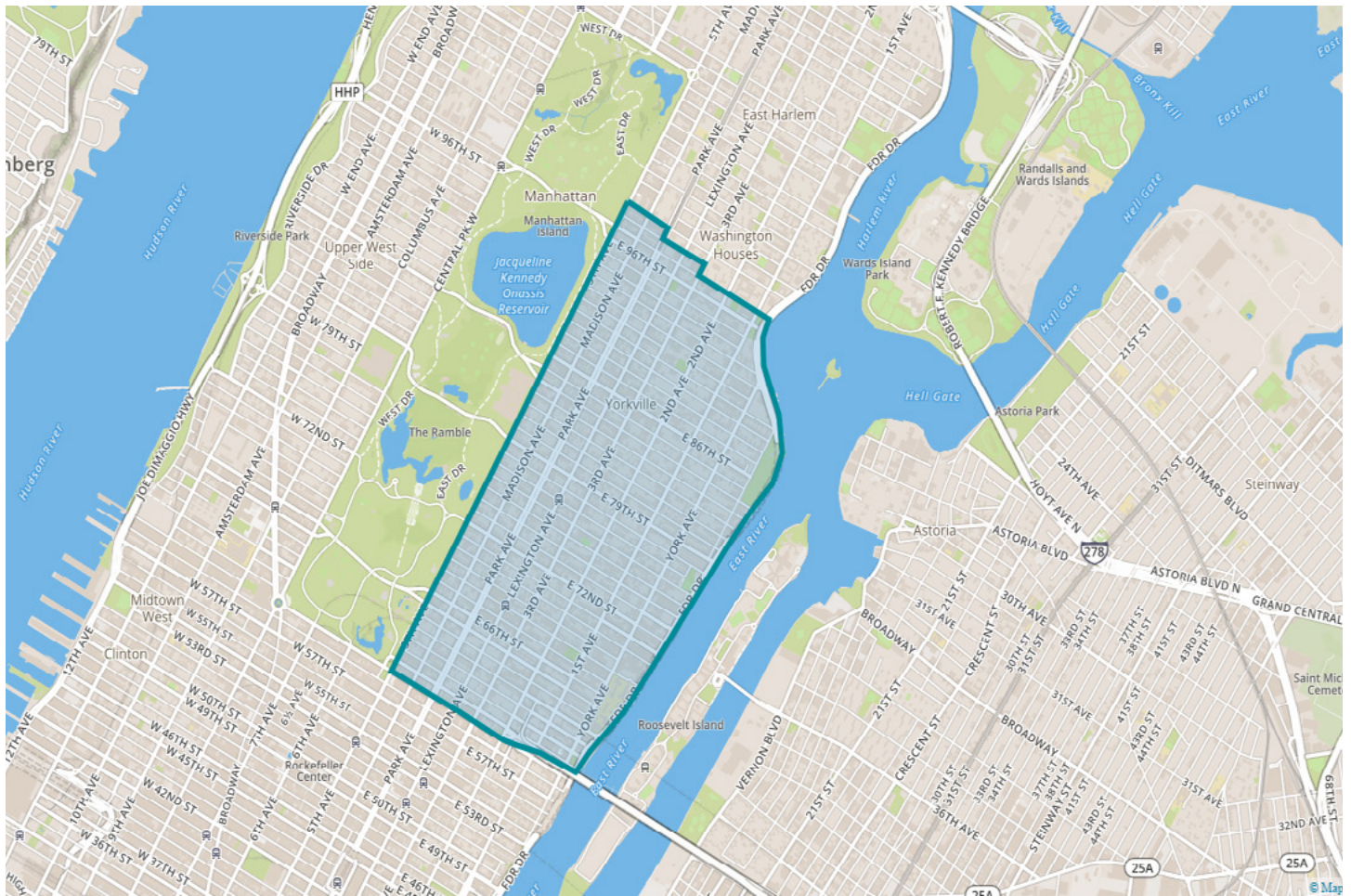
Price Change Summary During Past Five Years



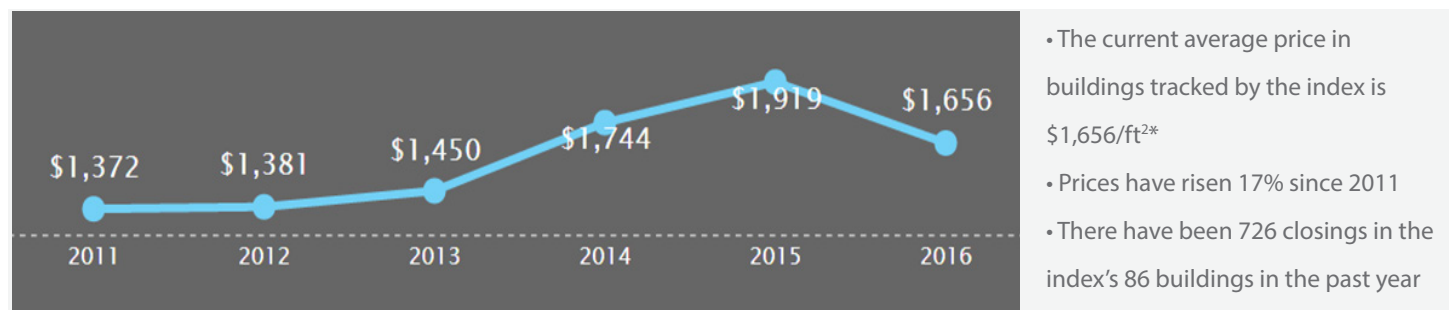
- The current average price in buildings tracked by the index is \$1,876/ft²*
- Prices have risen 21% since 2011
- There have been 596 closings in the index's 69 buildings in the past year

East Side Condos

The East Side Condos Index tracks prices on the East Side of Manhattan. The index's catchment runs from 57th Street to the south to 110th Street to the north, and includes all of the area's prominent condo buildings, such as Manhattan House, One Beacon Court, and Trump Park Avenue.

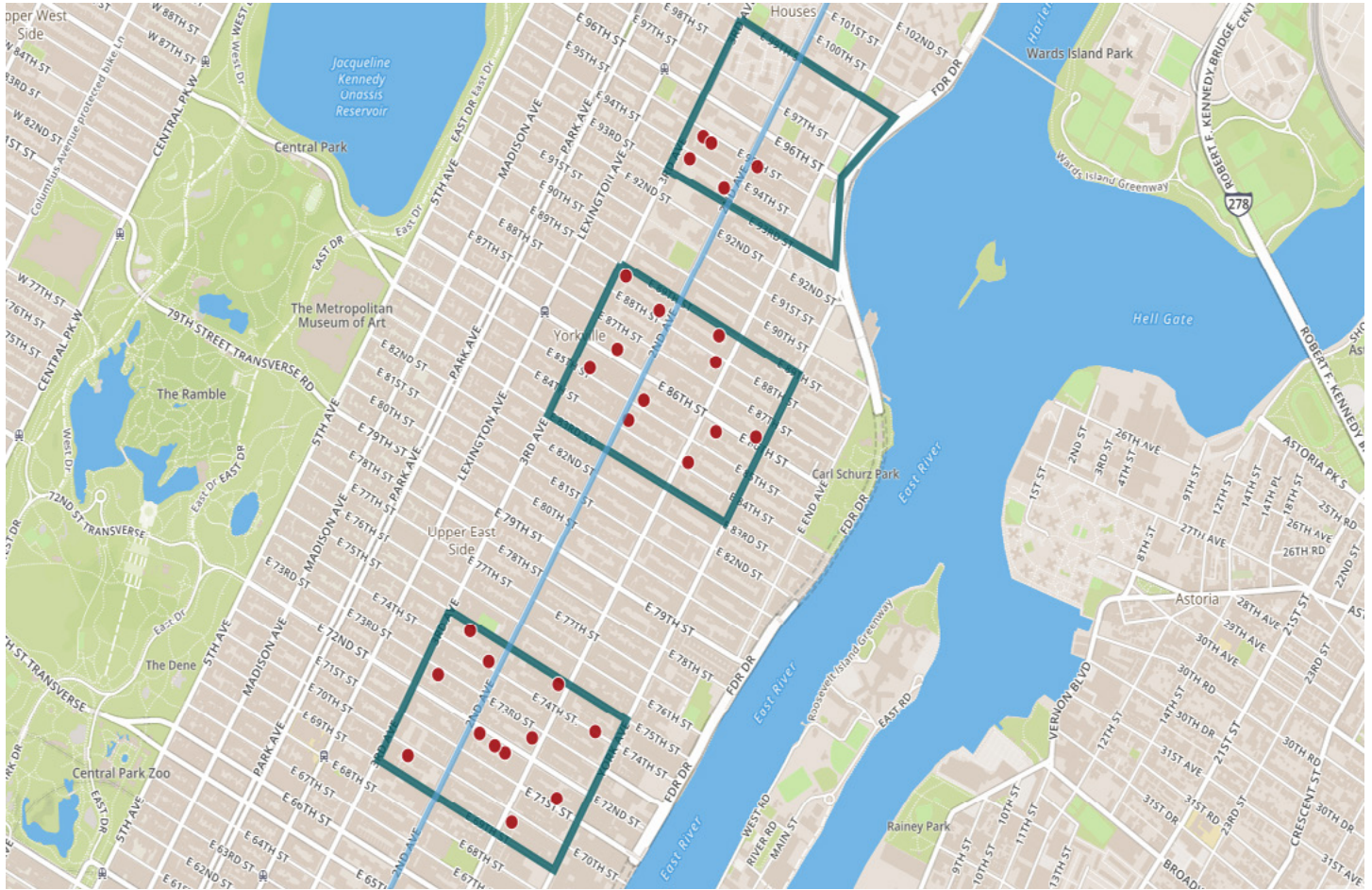


Price Change Summary During Past Five Years



Second Avenue Subway

The Second Avenue Subway Index tracks condo prices in the blocks surrounding the forthcoming stations. In December 2016, the first stops associated with the Second Avenue Subway are scheduled to open on the Upper East Side. The first phase of the subway line, which was initially proposed in 1919, will have stops on 96th Street, 86th Street, and 72nd Street. Upper East Side residents have long wondered whether the new line will boost real estate values in the area, particularly in Yorkville.



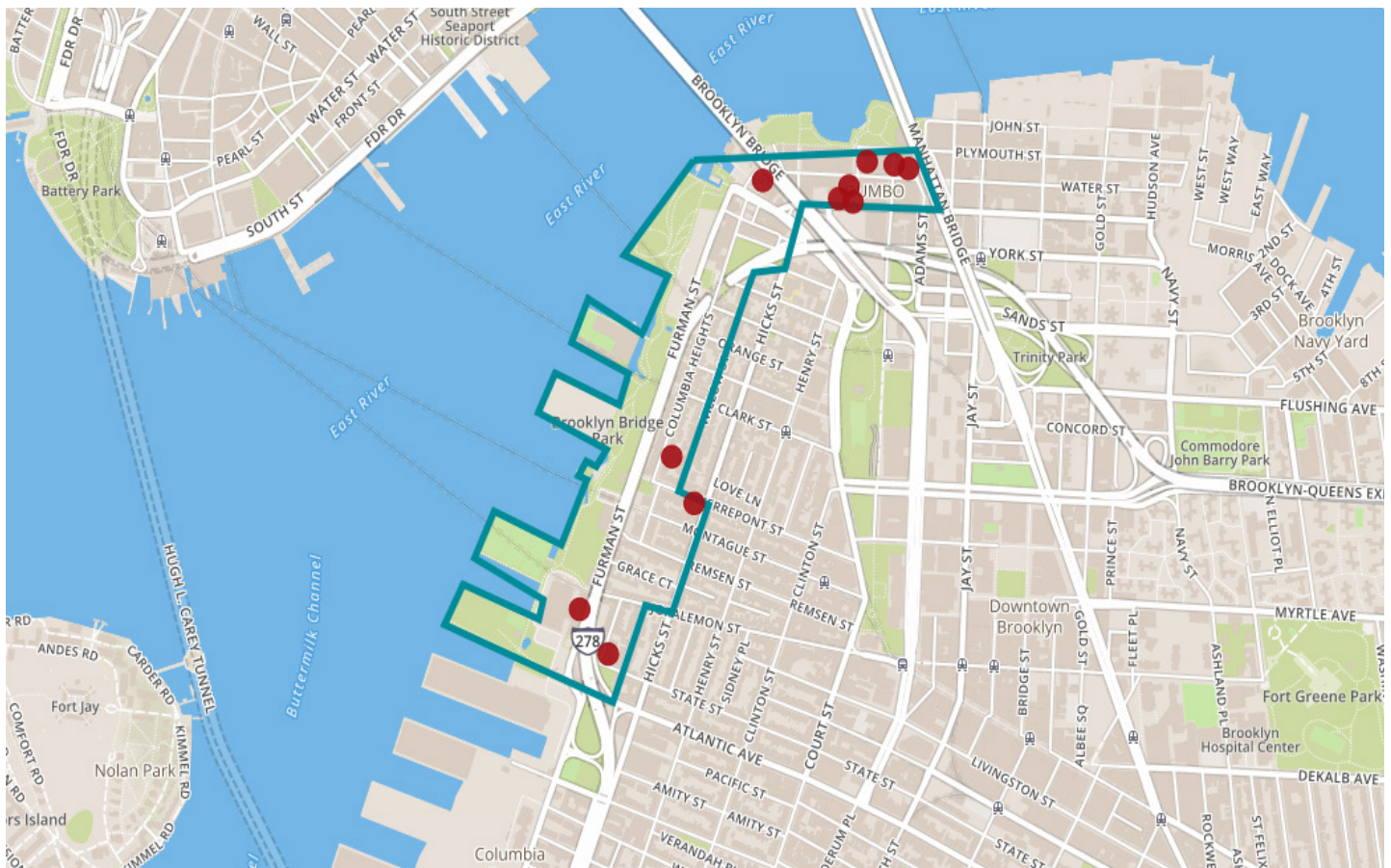
Price Change Summary During Past Five Years



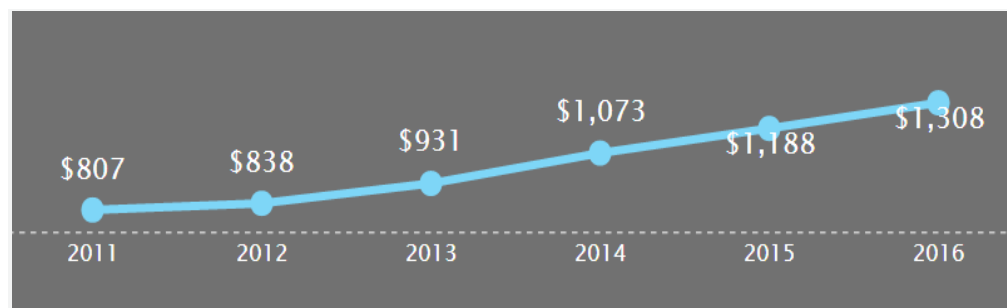
- The current average price in buildings tracked by the index is \$1,426/ft²*
- Prices have risen 15% since 2011
- There have been 341 closings in the index's 28 buildings in the past year

Brooklyn Bridge Park

The Brooklyn Bridge Park Index tracks condo prices in buildings within two blocks of the waterfront park in Brooklyn Heights and Dumbo. The first section of the 85-acre park, which runs along 1.3 miles from Atlantic Avenue to the south to Jay Street to the north, opened in 2010.



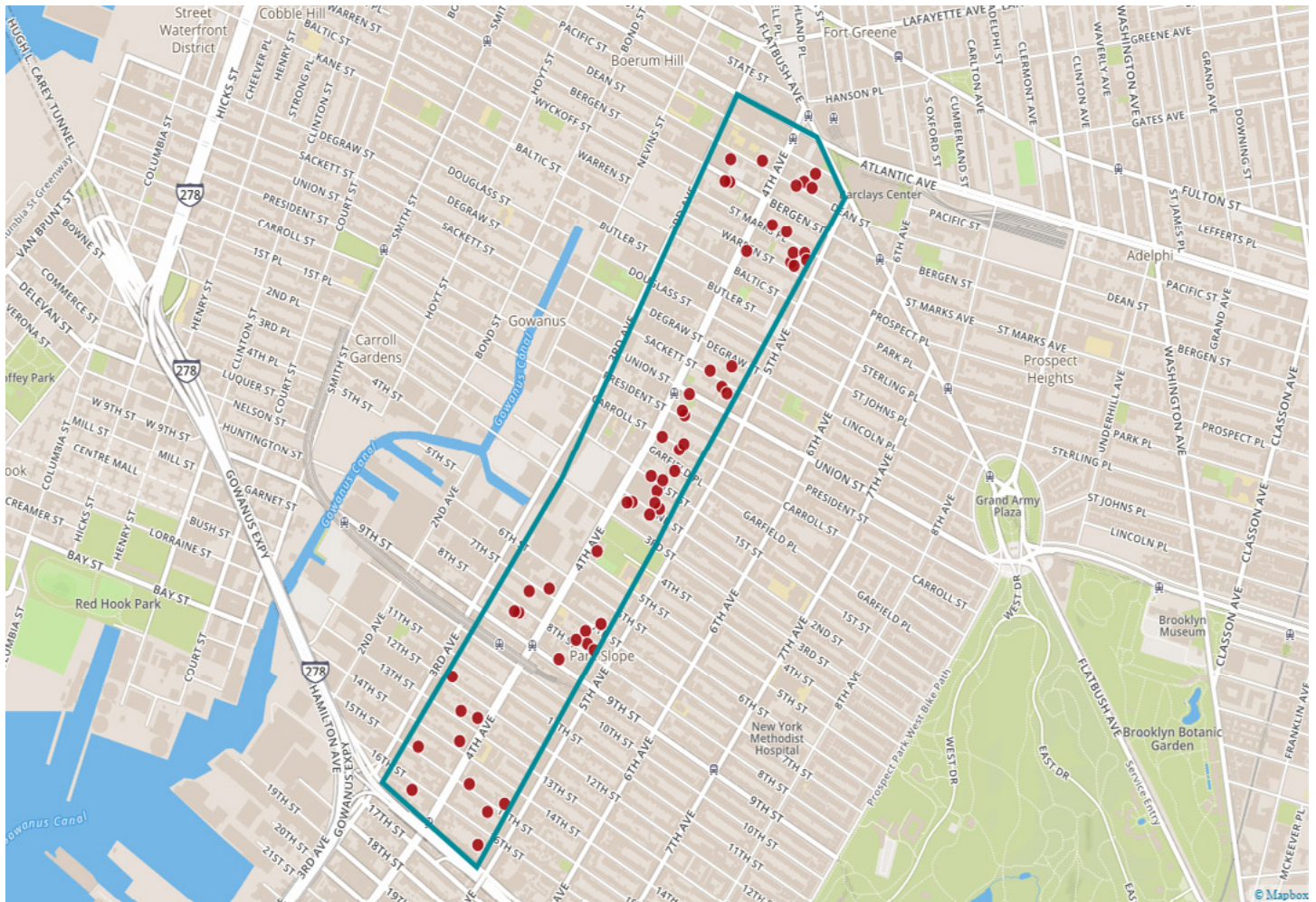
Price Change Summary During Past Five Years



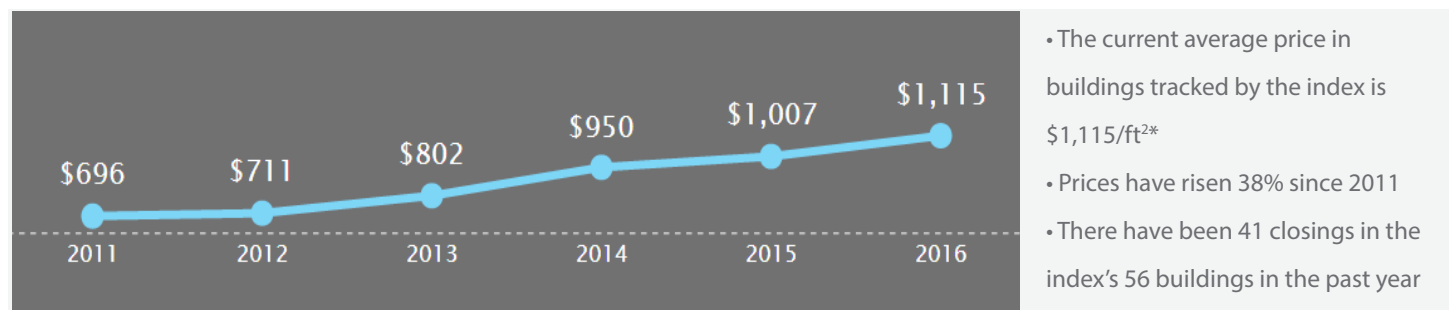
- The current average price in buildings tracked by the index is \$1,308/ft²*
- Prices have risen 38% since 2011
- There have been 24 closings in the index's 11 buildings in the past year

Fourth Avenue Corridor

The Fourth Avenue Corridor Index tracks the performance of prices in condominiums on and off the side streets of Fourth Avenue in Brooklyn. The corridor, which straddles the neighborhoods of Park Slope and Gowanus, was rezoned in 2003, leading to a great deal of new development.



Price Change Summary During Past Five Years



1980s Condos

The 1980s Condos Index is comprised of Manhattan buildings built or converted into condos in the 1980s. The decade's building boom led to the development of dozens of notable new condos, including Worldwide Plaza, the Corinthian, and Zeckendorf Towers.



30 East 85th Street
Average Price/ft²:
\$2,736*



The Memphis Downtown
Average Price/ft²:
\$2,491*



500 Park Tower
Average Price/ft²:
\$2,728*



Greenwich Court
Average Price/ft²:
\$2,457*

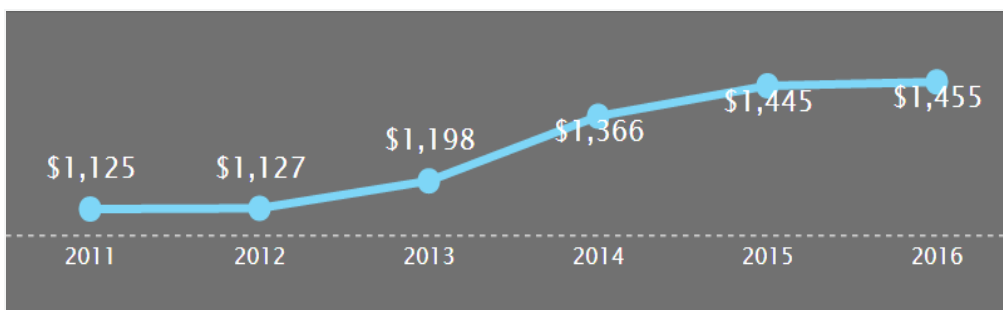


30 Lincoln Plaza
Average Price/ft²:
\$2,661*



Trump Tower
Average Price/ft²:
\$2,417*

Price Change Summary During Past Five Years



- The current average price in buildings tracked by the index is \$1,455/ft²*
- Prices have risen 23% since 2011
- There have been 674 closings in the index's 102 buildings in the past year

1990s Condos

The 1990s Condos Index is comprised of Manhattan buildings built or converted into condos in the 1990s. The decade's notable new condos included Trump International, Millennium Tower, and The Knickerbocker.



Trump International
Average Price/ft²:
\$3,937*



The Grand Millennium
Average Price/ft²:
\$2,337*



Park Millennium
Average Price/ft²:
\$2,736*



Millennium Tower
Average Price/ft²:
\$2,256*

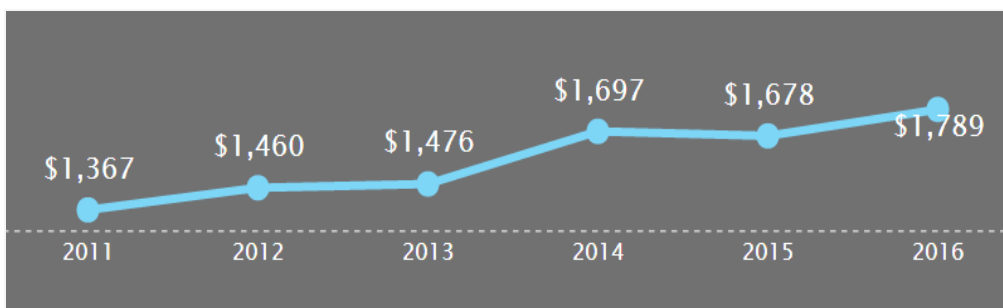


One Lincoln Square
Average Price/ft²:
\$2,465*



3 Lincoln Center
Average Price/ft²:
\$2,213*

Price Change Summary During Past Five Years



- The current average price in buildings tracked by the index is \$1,789/ft²*
- Prices have risen 24% since 2011
- There have been 169 closings in the index's 30 buildings in the past year

2000s Condos

The 2000s Condos Index is comprised of Manhattan buildings built or converted into condos in the 2000s. Prior to the collapse of Lehman Brothers in 2008, Manhattan experienced a building boom in the 2000s that led to the construction of many notable new condos. The luxury new developments built in the 2000s include 15 Central Park West, the Time Warner Center, the Residences at the Mandarin Oriental, One Beacon Court, Superior Ink, and The Chatham.



15 Central Park West
Average Price/ft²:
\$7,171*



Time Warner Center
Average Price/ft²:
\$4,289*



Residences at the Mandarin Oriental
Average Price/ft²:
\$5,886*



One Beacon Court
Average Price/ft²:
\$3,443*

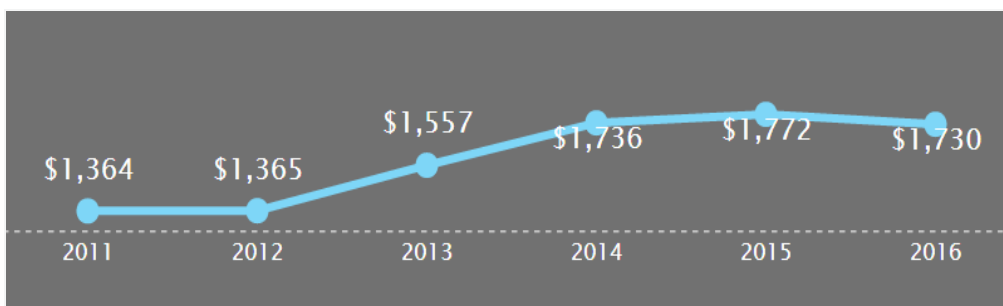


Superior Ink
Average Price/ft²:
\$4,334*



The Chatham
Average Price/ft²:
\$2,795*

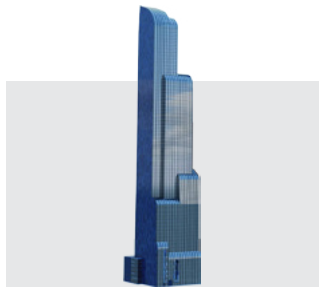
Price Change Summary During Past Five Years



- The current average price in buildings tracked by the index is \$1,730/ft²*
- Prices have risen 21% since 2011
- There have been 667 closings in the index's 95 buildings in the past year

Extell Condos

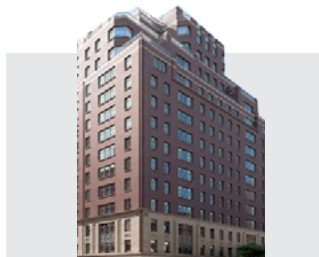
The Extell Condos Index tracks prices in condos developed by Extell Development Company, one of the most prolific and successful condo development firms in New York City. The index includes older Related-developed buildings, such as The Orion, and new ones, such as One Riverside Park.



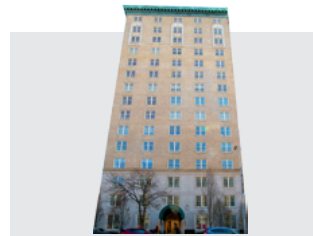
One57
Average Price/ft²:
\$4,924*



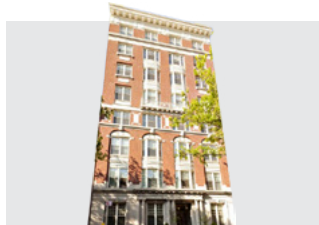
The Lucida
Average Price/ft²:
\$2,370*



Carlton House
Average Price/ft²:
\$3,417*



995 Fifth Avenue
Average Price/ft²:
\$2,295*

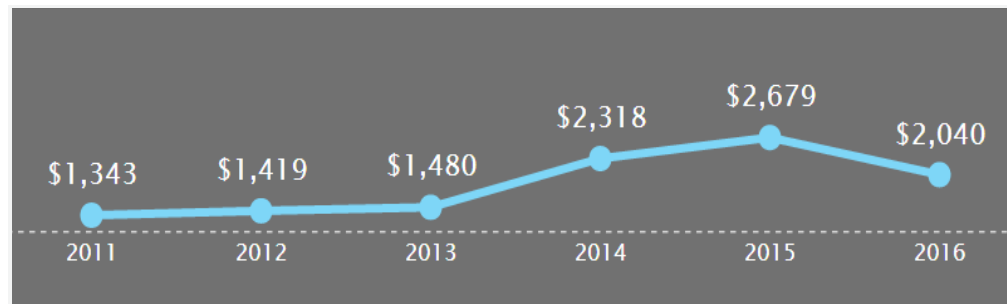


31 West 11th Street
Average Price/ft²:
\$2,692*



The Aldyn
Average Price/ft²:
\$2,185*

Price Change Summary During Past Five Years



- The current average price in buildings tracked by the index is \$2,040/ft²*
- Prices have risen 34% since 2011
- There have been 236 closings in the index's 19 buildings in the past year

Trump's Towers

The Trump's Towers Index tracks prices in Manhattan condos constructed or converted by the Trump Organization. Donald Trump's notable Manhattan condos include Trump Tower, Trump International and the Trump Place buildings on Riverside Boulevard.



Trump International

Average Price/ft²:
\$3,937*



Trump World Tower

Average Price/ft²:
\$1,865*



Trump Park Avenue

Average Price/ft²:
\$2,794*



The Heritage at Trump Place

Average Price/ft²:
\$1,804



Trump Tower

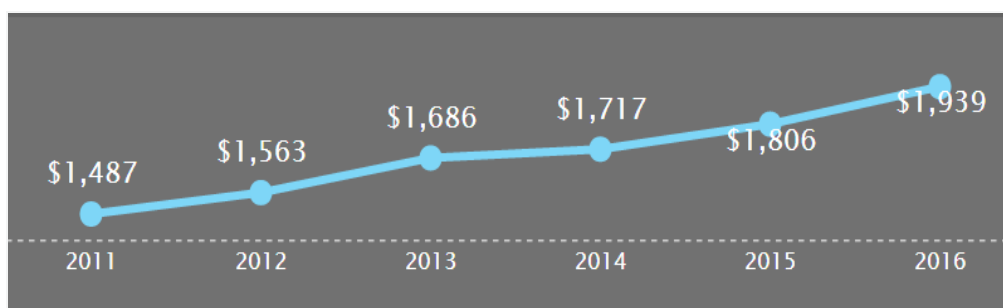
Average Price/ft²:
\$2,417*



Trump Parc

Average Price/ft²:
\$1,717

Price Change Summary During Past Five Years



- The current average price in buildings tracked by the index is \$1,939/ft²*
- Prices have risen 24% since 2011
- There have been 100 closings in the index's 11 buildings in the past year