

DECEMBER 2020

# THE CITYREALTY 100

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.

# About The CityRealty 100

The CityRealty 100 is an index comprising the top 100 condominium buildings in Manhattan. Several factors—including a building’s sales history, prominence, and CityRealty’s rating for the property—are used to determine which buildings are included in the index. This report tracks the performance of those buildings for the one-year period ending September 30, 2020. CityRealty releases regular reports on the CityRealty 100 to track the change in prices of the top 100 Manhattan condo buildings.

After falling in 2018 from all-time highs achieved in 2016 and 2017, the index’s average price / foot and total sales volumes were roughly flat in 2020 as compared to 2019, with the average price per square foot increasing 2% to \$2,649. For the 12 months ending Sep 30, there were 846 sales which accounted for \$4.94B in sales volume.

Manhattan real estate, as viewed through the lens of this report, focuses on the city’s top tier of buildings, which are seen as a relatively stable and good investment. The stagnation in prices and volume, especially in buildings not new to the market, reflects a market that has been saturated with high-end product, and prices in the 3rd quarter of 2020 reflect an overall downward trend.

The report also shows that one building, 220 Central Park South, kept the super high-end market afloat, accounting for the top 22 sales during the 12 month period of this report. With \$1.52 billion in cumulative sales (in 46 units), 220 Central Park South accounted for an astounding 30% of all transaction volume among the CityRealty 100. The Vornado-developed property appears to have decreased transaction volume in nearby Billionaires’ Row condos such as 432 Park Avenue and 15 Central Park West. With only two recorded sales 15 CPW had its lowest number of sales since its completion in 2008. Moreover, as both were modest sized, lower floor units, their relatively low sales prices have had the effect of giving the illusion that the building’s overall price/ft<sup>2</sup> has dropped by close to 35%. Several other prestigious buildings that recorded few sales and traded only smaller units, similarly reflect a marked drop in prices. It remains to be seen if these price decreases will be manifest in larger, higher floor units.



# Buildings in The CityRealty 100

BUILDING	12-MONTH PRICE/FT <sup>2</sup> AVG	SALES / PAST 12 MONTHS	BUILDING	12-MONTH PRICE/FT <sup>2</sup> AVG	SALES / PAST 12 MONTHS
220 Central Park South	\$7,177 (1%)	46	One West End, 1 West End Avenue	\$2,084 (-5%)	15
Residences at the Mandarin Oriental	\$4,772 (22%)	3	530 Park Avenue	\$2,076 (-14%)	2
520 Park Avenue	\$4,754 (-15%)	2	101 Warren Street	\$2,054 (20%)	3
Time Warner Center, 25 Columbus Circle	\$3,828 (-21%)	5	The Kent, 200 East 95th Street	\$2,043 (1%)	11
432 Park Avenue	\$3,701 (-23%)	5	The Park 900, 900 Park Avenue	\$2,039 (29%)	4
One57, 157 West 57th Street	\$3,669 (-23%)	13	The Astor, 235 West 75th Street	\$2,016 (-23%)	5
160 Leroy Street	\$3,475 (36%)	3	108 Leonard, 108 Leonard Street	\$1,976 (5%)	44
The Greenwich Lane	\$3,274 (9%)	10	The Harrison, 205 West 76th Street	\$1,952 (2%)	3
212 Fifth Avenue	\$3,255 (-19%)	3	The Park Imperial, 230 West 56th St	\$1,925	4
70 Vestry Street	\$3,161	2	SoHo Mews, 311 West Broadway	\$1,889 (-2%)	1
Park Millennium, 111 West 67th Street	\$3,123 (27%)	2	One Hundred Barclay Tribeca	\$1,876 (-3%)	7
Fifteen Hudson Yards, 15 Hudson Yards	\$3,020 (5%)	46	100 Eleventh Avenue	\$1,851	1
443 Greenwich Street	\$3,018 (27%)	4	The Chatham, 181 East 65th Street	\$1,839 (-26%)	6
180 East 88th Street	\$3,002 (35%)	6	250 West Street	\$1,818 (-19%)	3
56 Leonard Street	\$2,971 (0%)	7	3 Lincoln Center, 160 West 66th Street	\$1,812 (19%)	4
The Plaza, 1 Central Park South	\$2,960 (-46%)	5	Caledonia, 450 West 17th Street	\$1,807 (-19%)	6
299 West 12th Street	\$2,954 (39%)	6	The Lucida, 151 East 85th Street	\$1,761	1
Walker Tower, 212 West 18th Street	\$2,908 (-22%)	1	10 Madison Square West	\$1,743 (-38%)	6
Millennium Tower, 101 West 67th Street	\$2,882 (21%)	1	Central Park Place, 301 West 57th Street	\$1,741 (3%)	11
150 Charles Street	\$2,769 (-22%)	5	Sheffield 57, 322 West 57th Street	\$1,731 (-2%)	12
53W53, 53 West 53rd Street	\$2,714	40	The Laurel, 400 East 67th Street	\$1,730 (6%)	3
The Bryant, 16 West 40th Street	\$2,655 (-13%)	3	The Grand Millennium, 1965 Broadway	\$1,719 (-28%)	5
The Park Loggia, 15 West 61st Street	\$2,633	58	737 Park Avenue	\$1,674 (-19%)	1
The Four Seasons Private Residences	\$2,576 (-14%)	13	Manhattan House, 200 East 66th Street	\$1,672 (-1%)	16
21 East 12th Street	\$2,561 (-15%)	9	The Century, 25 Central Park West	\$1,658 (-37%)	9
Madison Square Park Tower	\$2,537 (-16%)	12	Riverhouse, One Rockefeller Park	\$1,644 (-12%)	7
Superior Ink, 400 West 12th Street	\$2,531 (17%)	2	Trump Tower, 721 Fifth Avenue	\$1,628 (-1%)	5
135 East 79th Street	\$2,513 (-15%)	1	Trump International, 1 Central Park West	\$1,608 (-52%)	5
Baccarat Hotel & Residences	\$2,494	1	One Riverside Park, 50 Riverside	\$1,564 (-8%)	5
Waterline Square, 10-30 Riverside	\$2,443	90	The Centria, 18 West 48th Street	\$1,528 (-6%)	1
520 West 28th Street	\$2,398 (-6%)	6	The Empire, 188 East 78th Street	\$1,501 (-10%)	2
50 United Nations Plaza	\$2,382 (-3%)	2	The Rushmore, 80 Riverside Blvd.	\$1,486 (2%)	9
Metropolitan Tower, 146 West 57th	\$2,380 (28%)	2	15 Union Square West	\$1,477 (-47%)	2
The Apthorp, 2211 Broadway	\$2,362 (21%)	2	Olympic Tower, 641 Fifth Avenue	\$1,471 (-11%)	5
111 Murray Street	\$2,351 (-19%)	26	The Siena, 188 East 76th Street	\$1,434 (-15%)	1
277 Fifth Avenue	\$2,338 (-6%)	10	50 West, 50 West Street	\$1,383 (-40%)	2
The Beekman Residences, 5 Beekman	\$2,320 (60%)	3	Trump World Tower, 845 UN Plaza	\$1,323 (-19%)	4
565 Broome SoHo, 565 Broome Street	\$2,299 (-12%)	12	Museum Tower, 15 West 53rd Street	\$1,319 (0%)	7
J.W. Marriott Essex House, 160 CPS	\$2,263 (58%)	6	The Heritage, 240 Riverside Boulevard	\$1,239 (-39%)	4
252 East 57th Street	\$2,254 (10%)	3	Park Avenue Place, 60 East 55th Street	\$1,193 (-61%)	1
15 Central Park West	\$2,210 (-35%)	2	40 Bond, 40 Bond Street	n/a	n/a
The Woolworth Tower Residences	\$2,204 (-15%)	5	500 Park Tower, 500 Park Avenue	n/a	n/a
One Manhattan Square, 252 South St	\$2,190 (4%)	70	Laureate, 2150 Broadway	n/a	n/a
Devonshire House, 28 East 10th Street	\$2,180 (14%)	6	One Beacon Court, 151 East 58th Street	n/a	n/a
Manhattan View at MiMa	\$2,169 (-14%)	2	One Jackson Square, 122 Greenwich	n/a	n/a
30 Lincoln Plaza, 30 West 63rd Street	\$2,144 (-3%)	7	One Madison, 23 East 22nd Street	n/a	n/a
121 E 22nd, 121 East 22nd Street	\$2,143 (4%)	15	515 Park Avenue	n/a	n/a
The Centrale, 138 East 50th Street	\$2,117	16	200 East 79th Street	n/a	n/a
100 East 53rd Street	\$2,108 (-5%)	3	400 Fifth Avenue	n/a	n/a
Morton Square, 1 Morton Square	\$2,085 (-1%)	1	165 Charles Street	n/a	n/a

Percentage changes based on the current 12-month period, ending September 30 2020, vs. previous 12-month period

# Updates to The CityRealty 100

The CityRealty 100 is an index comprising the top 100 condominium buildings in Manhattan. Several factors—including the building’s sales history, prominence, and CityRealty’s rating for the property—are used to determine which buildings are included in the index. This report tracks the performance of those buildings through September 30, 2020. Reflecting an unprecedented volume of new luxury condominiums opening recently in Manhattan, a total of 25 new buildings have been added to the CityRealty 100. These new additions are below.



**220 Central Park South**

\*AVG PPSF: \$7,717 / ft<sup>2</sup>  
\*SALES: 46



**520 Park Avenue**

AVG PPSF: \$4,754 / ft<sup>2</sup>  
SALES: 5



**212 Fifth Avenue**

AVG PPSF: \$3,255 / ft<sup>2</sup>  
SALES: 7



**70 Vestry Street**

AVG PPSF: \$3,161 / ft<sup>2</sup>  
SALES: 2



**Fifteen Hudson Yards**

AVG PPSF: \$3,020 / ft<sup>2</sup>  
SALES: 46



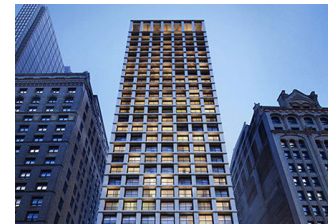
**180 East 88th Street**

AVG PPSF: \$3,002 / ft<sup>2</sup>  
SALES: 6



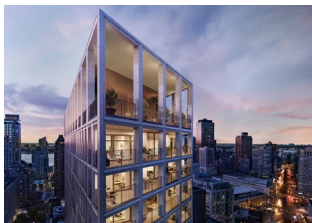
**53W53**

AVG PPSF: \$2,714 / ft<sup>2</sup>  
SALES: 40



**The Bryant**

AVG PPSF: \$2,655 / ft<sup>2</sup>  
SALES: 3



**The Park Loggia**

AVG PPSF: \$2,633 / ft<sup>2</sup>  
SALES: 58



**21 East 12th Street**

AVG PPSF: \$2,561 / ft<sup>2</sup>  
SALES: 9



**111 Murray Street**

AVG PPSF: \$2,351 / ft<sup>2</sup>  
SALES: 26



**277 Fifth Avenue**

AVG PPSF: \$2,338 / ft<sup>2</sup>  
SALES: 10

\*PPSF and sales count figures based on closed transactions during the rolling year of Oct. 1, 2019 through Sept. 30, 2020.

# Updates to The CityRealty 100

The CityRealty 100's 25 new additions continued from page four,



## The Beekman

AVG PPSF: \$2,320 / ft<sup>2</sup>  
SALES: 3



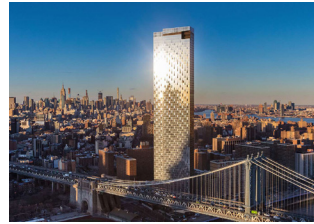
## 565 Broome SoHo

AVG PPSF: \$2,299 / ft<sup>2</sup>  
SALES: 12



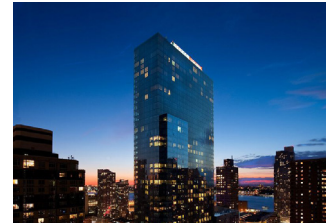
## Woolworth Tower

AVG PPSF: \$2,204 / ft<sup>2</sup>  
SALES: 5



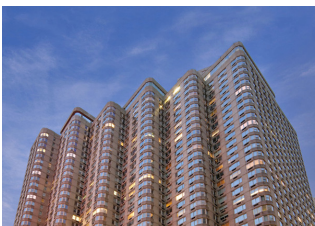
## One Manhattan Square

AVG PPSF: \$2,190 / ft<sup>2</sup>  
SALES: 70



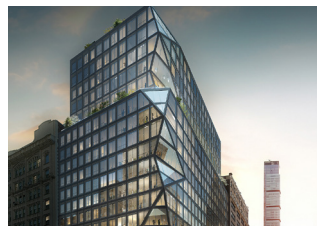
## Manhattan View at MiMa

AVG PPSF: \$2,169 / ft<sup>2</sup>  
SALES: 2



## 30 Lincoln Plaza

AVG PPSF: \$2,144 / ft<sup>2</sup>  
SALES: 7



## 121 E 22nd

AVG PPSF: \$2,143 / ft<sup>2</sup>  
SALES: 15



## The Centrale

AVG PPSF: \$2,117 / ft<sup>2</sup>  
SALES: 16



## 100 East 53rd Street

AVG PPSF: \$2,108 / ft<sup>2</sup>  
SALES: 3



## The Kent

AVG PPSF: \$2,043 / ft<sup>2</sup>  
SALES: 5



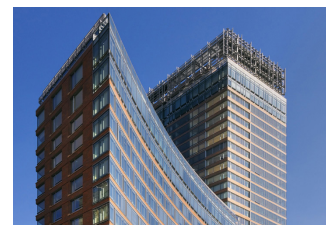
## The Astor

AVG PPSF: \$2,016 / ft<sup>2</sup>  
SALES: 5



## 108 Leonard

AVG PPSF: \$1,976 / ft<sup>2</sup>  
SALES: 44



## Riverhouse

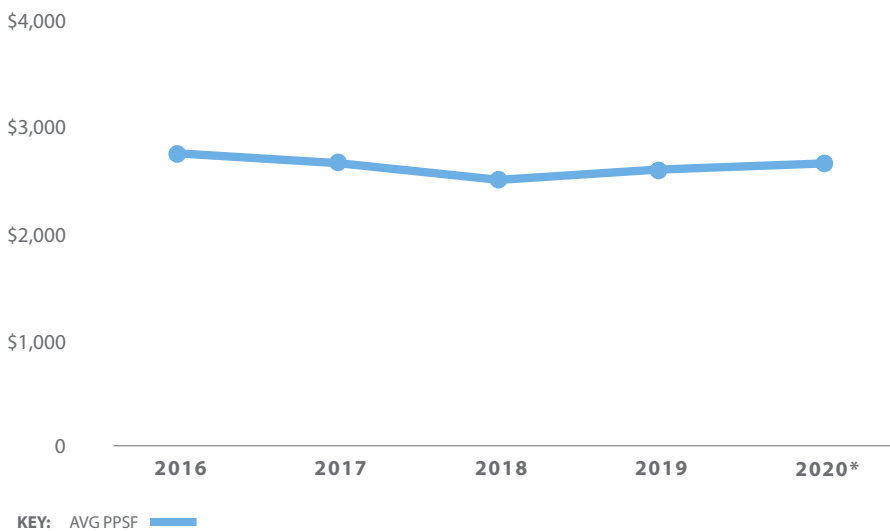
AVG PPSF: \$1,644 / ft<sup>2</sup>  
SALES: 7

# Summary

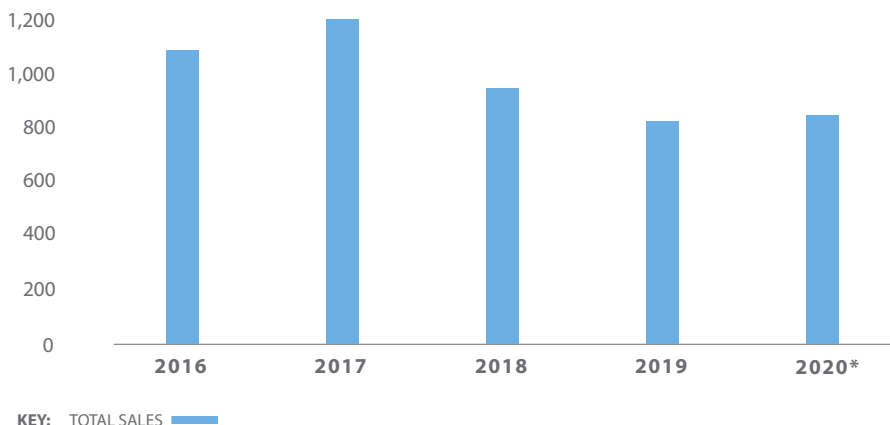
During the period from October 1, 2019 to September 30, 2020, the average price per square foot of the CityRealty 100 was \$2,649, a year-over-year increase of 2%. Prices were stable compared to 2019 due to a large number of closings being recorded in top-tier new developments such as 220 Central Park South, 15 Hudson Yards, The Park Loggia, and Waterline Square.

Despite the COVID-19 pandemic and the resulting pause on showings, the number of transactions, 846, was flat compared to the same period last year. This is largely due to a large number of high-priced new developments coming online for which contracts had been signed prior March 2020 (in some instances, these contracts had been signed several years prior). This helped offset a substantial decline in overall transaction volume in Manhattan.

## Average Price Per Square Foot



## Transaction Volume

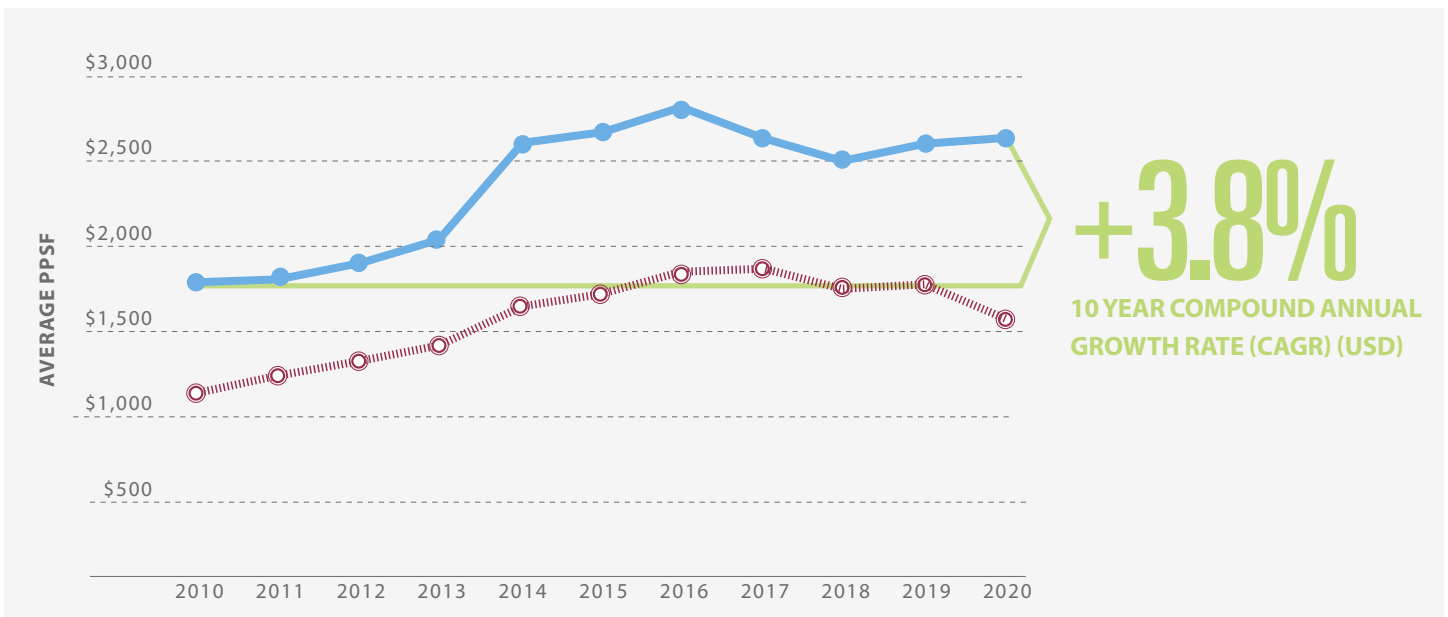


\*Rolling year data runs from Oct. 1st, 2019 through Sept. 30, 2020

# Historical Investment Comparison

Over the past decade, the average price per square foot of properties in The CityRealty 100 has increased at a Compound Annual Growth Rate (CAGR) of 3.8% per year (non-inflation adjusted). This is higher than the 10-year CAGR for oil (-5.7%) but behind the ten-year growth rate of the S&P 500 (11.4%), gold (+5.4%), and the collective wealth of the 100 wealthiest Americans ranked by Forbes.

## 10-Year Price Change of The CityRealty 100



KEY: THE CITYREALTY 100 — ALL MANHATTAN CONDOS ——— S&P 500

## Other Markets and Measures of Wealth



S & P 500

**+11.4%**

10-YEAR COMPOUND ANNUAL GROWTH RATE



Oil

**-5.7%**

10-YEAR COMPOUND ANNUAL GROWTH RATE



Gold

**+5.4%**

10-YEAR COMPOUND ANNUAL GROWTH RATE



Wealth of Top 100 American Billionaires\*

**+8.9%**

10-YEAR COMPOUND ANNUAL GROWTH RATE

Data from Oct. 1, 2019 through Sept. 30, 2020. \*Based on top 100 billionaires in the United States included in Forbes' annual ranking from 2010-2020.

# Most Expensive Sales

## By Sale Price

220 Central Park South, #PH 76 8,869 ft <sup>2</sup> (6+ BEDS, 6+ BATHS)		<b>\$99.9M</b> \$11,264 / ft <sup>2</sup>
220 Central Park South, #PH 73 9,817 ft <sup>2</sup> (4 BEDS, 4 BATHS)		<b>\$92.7M</b> \$9,447 / ft <sup>2</sup>
220 Central Park South, #49A 6,591 ft <sup>2</sup> (5 BEDS, 5 BATHS)		<b>\$64.1M</b> \$9,733 / ft <sup>2</sup>
220 Central Park South, #72 5,935 ft <sup>2</sup> (4 BEDS, 4 BATHS)		<b>\$63.1M</b> \$10,637 / ft <sup>2</sup>
220 Central Park South, #71 5,935 ft <sup>2</sup> (4 BEDS, 4 BATHS)		<b>\$62.6M</b> \$10,551 / ft <sup>2</sup>
220 Central Park South, #69 5,935 ft <sup>2</sup> (4 BEDS, 4 BATHS)		<b>\$61.6M</b> \$10,380 / ft <sup>2</sup>
220 Central Park South, #70 5,935 ft <sup>2</sup> (4 BEDS, 4 BATHS)		<b>\$61.0M</b> \$10,278 / ft <sup>2</sup>
220 Central Park South, #46A 6,591 ft <sup>2</sup> (5 BEDS, 5 BATHS)		<b>\$59.6M</b> \$9,038 / ft <sup>2</sup>
220 Central Park South, #48A 6,591 ft <sup>2</sup> (5 BEDS, 5 BATHS)		<b>\$59.1M</b> \$8,960 / ft <sup>2</sup>
220 Central Park South, #65 5,935 ft <sup>2</sup> (4 BEDS, 4 BATHS)		<b>\$56.3M</b> \$9,479 / ft <sup>2</sup>



4 BEDS, 4 BATHS

**\$92,737,628**

APPROX 9,817 ft<sup>2</sup> | \$9,447 / ft<sup>2</sup>

## By Price Per Square Foot

220 Central Park South, #PH 76 8,869 ft <sup>2</sup> (6+ BEDS, 6+ BATHS)		<b>\$11,264 / ft<sup>2</sup></b> \$99.9M
220 Central Park South, #V-14 4,340 ft <sup>2</sup> (6+ BEDS, 6 BATHS)		<b>\$10,722 / ft<sup>2</sup></b> \$46.5M
220 Central Park South, #72 5,935 ft <sup>2</sup> (4 BEDS, 4 BATHS)		<b>\$10,637 / ft<sup>2</sup></b> \$63.1M
220 Central Park South, #71 5,935 ft <sup>2</sup> (4 BEDS, 4 BATHS)		<b>\$10,551 / ft<sup>2</sup></b> \$62.6M
220 Central Park South, #69 5,935 ft <sup>2</sup> (4 BEDS, 4 BATHS)		<b>\$10,380 / ft<sup>2</sup></b> \$61.6M
220 Central Park South, #70 5,935 ft <sup>2</sup> (4 BEDS, 4 BATHS)		<b>\$10,278 / ft<sup>2</sup></b> \$61.0M
220 Central Park South, #V-11 4,820 ft <sup>2</sup> (3 BEDS, 3 BATHS)		<b>\$10,166 / ft<sup>2</sup></b> \$49.0M
220 Central Park South, #49A 6,591 ft <sup>2</sup> (5 BEDS, 5 BATHS)		<b>\$9,733 / ft<sup>2</sup></b> \$64.1M
220 Central Park South, #65 5,935 ft <sup>2</sup> (4 BEDS, 4 BATHS)		<b>\$9,479 / ft<sup>2</sup></b> \$56.3M
220 Central Park South, #59A 3,814 ft <sup>2</sup> (3 BEDS, 3 BATHS)		<b>\$9,452 / ft<sup>2</sup></b> \$36.1M



4 BEDS, 4 BATHS

**\$62,622,375**

APPROX 5,935 ft<sup>2</sup> | \$10,551 / ft<sup>2</sup>

The sales above are ranked based on prices for closings from the 12-month period ending September 30, 2020.

View more sales from The CityRealty 100 at [www.cityrealty.com](http://www.cityrealty.com)



# New York's Most Expensive Condos



Credit: Vornado Realty Trust

## 220 Central Park South

# \$7,177

AVG PRICE PER FT<sup>2</sup>  
(BASED ON THE 12-MONTH PERIOD ENDING SEPT 30, 2020)

The top-selling condos of 2020 in terms of price/ft<sup>2</sup> were all located near the southern perimeter of Central Park. The Robert A.M. Stern-designed towers of 220 Central Park South and 520 Park Avenue continued to post strong sales in 2020. In contrast, Time Warner Center, One57, and 432 Park Avenue experienced marked decreases in both transaction volume and the average price per square foot paid per unit due to a dearth of top-tier sales.



Credit: Related Companies

Residences at the  
Mandarin Oriental  
80 Columbus Circle

# \$4,772

AVG PRICE PER FT<sup>2</sup>



Credit: Zeckendorf Development

520 Park Avenue

# \$4,754

AVG PRICE PER FT<sup>2</sup>



Credit: CityRealty

Time Warner Center  
25 Columbus Circle

# \$3,828

AVG PRICE PER FT<sup>2</sup>



Credit: DBOX for Macklowe Properties

432 Park Avenue

# \$3,701

AVG PRICE PER FT<sup>2</sup>

# Top 10-Year Gainers

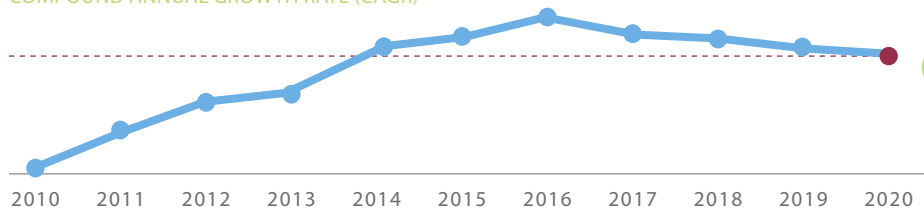
BASED ON CAGR



30 Lincoln Plaza  
30 West 63rd Street

**+7.1%**

COMPOUND ANNUAL GROWTH RATE (CAGR)



**\$2,144**  
(AVG PRICE PER FT<sup>2</sup>)

KEY: AVGPSSF



Park Millennium  
111 West 67th Street

**+5.9%**  
(CAGR)



The Aphorop  
2211 Broadway

**+5.5%**  
(CAGR)



299 West 12th Street

**+5.1%**  
(CAGR)



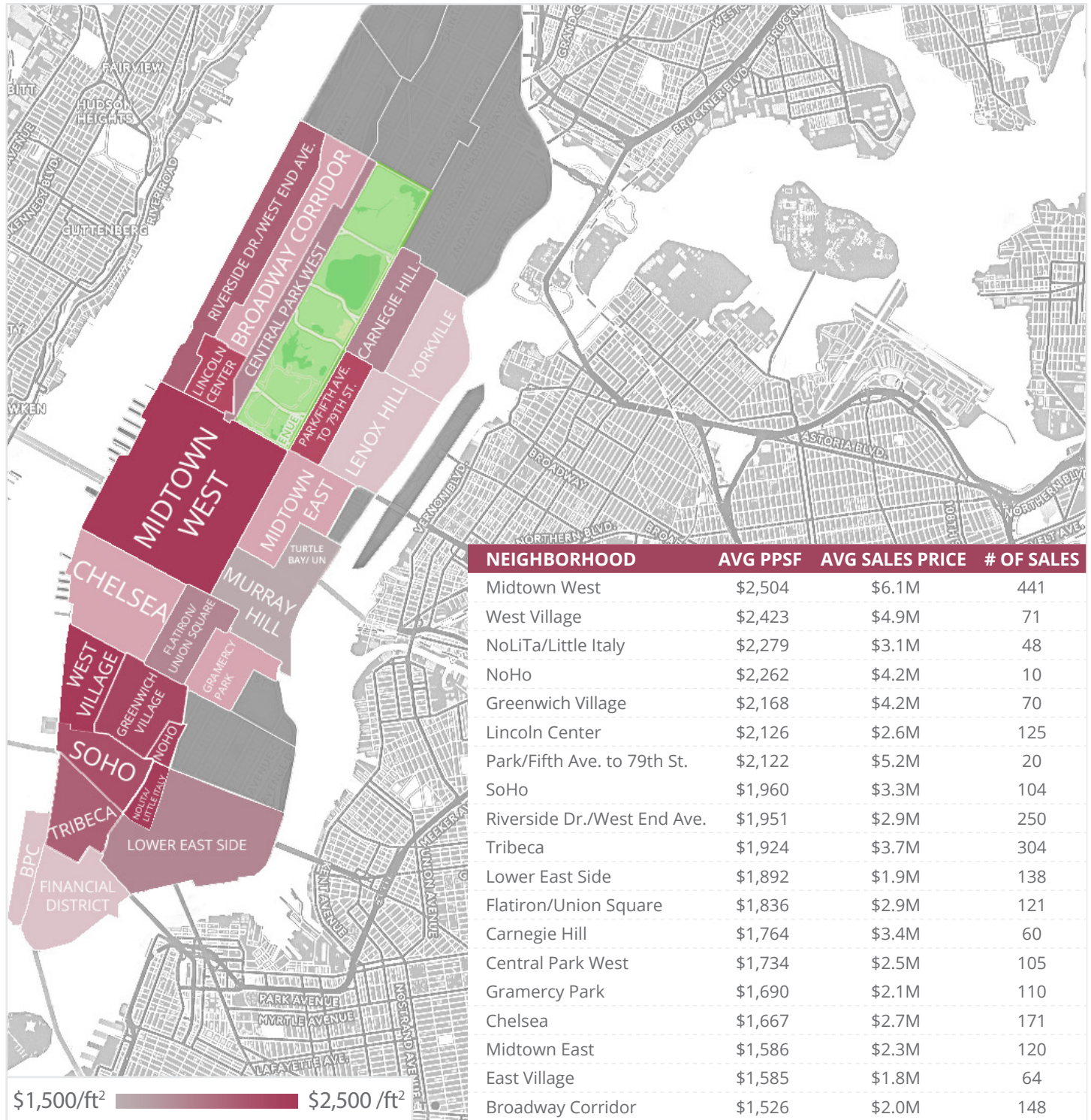
Metropolitan Tower  
146 West 57th Street

**+3.9%**  
(CAGR)

Data from October 1st 2009 through September 30th 2020; for inclusion properties must have 3 or more transactions in the final time period.

# Neighborhood Breakdown

The map shows neighborhoods in The CityRealty 100 based on the average price/ft<sup>2</sup> for the 12 month period ending Sept 30, 2020. Areas with higher average price/ft<sup>2</sup> are shaded darker while areas without any CR100 buildings are excluded. The neighborhood with the highest condo average price/ft<sup>2</sup> over the past 12 months was Midtown West, where it was \$2,504 based on 441 sales.



\*Neighborhoods with no CR100 buildings have been omitted from the map.

# CityRealty Indices Overview

CityRealty's broad portfolio of indices track condominium prices by categories that include architects, building type, neighborhoods, and building age.

## The CityRealty 100

[www.cityrealty.com/nyc/building-indices/the-cityrealty-100/1](http://www.cityrealty.com/nyc/building-indices/the-cityrealty-100/1)

## Architects

Starchitect Condos

[www.cityrealty.com/nyc/building-indices/starchitect-condos/112](http://www.cityrealty.com/nyc/building-indices/starchitect-condos/112)

Costas Kondylis

[www.cityrealty.com/nyc/building-indices/costas-kondylis/113](http://www.cityrealty.com/nyc/building-indices/costas-kondylis/113)

## Building Types

High-Rise Condos

[www.cityrealty.com/nyc/building-indices/high-rise-condos/110](http://www.cityrealty.com/nyc/building-indices/high-rise-condos/110)

Boutique Condos

[www.cityrealty.com/nyc/building-indices/boutique-condos/8](http://www.cityrealty.com/nyc/building-indices/boutique-condos/8)

Condo Conversions

[www.cityrealty.com/nyc/building-indices/condo-conversions/116](http://www.cityrealty.com/nyc/building-indices/condo-conversions/116)

Large Condos

[www.cityrealty.com/nyc/building-indices/large-condos/115](http://www.cityrealty.com/nyc/building-indices/large-condos/115)

## Neighborhoods, Regions and Micro-Neighborhoods

Brooklyn Condos

[www.cityrealty.com/nyc/building-indices/brooklyn-condos/4](http://www.cityrealty.com/nyc/building-indices/brooklyn-condos/4)

Downtown Condos

[www.cityrealty.com/nyc/building-indices/downtown-condos/3](http://www.cityrealty.com/nyc/building-indices/downtown-condos/3)

Midtown Condos

[www.cityrealty.com/nyc/building-indices/midtown-condos/29](http://www.cityrealty.com/nyc/building-indices/midtown-condos/29)

NoMad Condos

[www.cityrealty.com/nyc/building-indices/nomad-condos/70](http://www.cityrealty.com/nyc/building-indices/nomad-condos/70)

Central Park Condos

[www.cityrealty.com/nyc/building-indices/central-park-condos/91](http://www.cityrealty.com/nyc/building-indices/central-park-condos/91)

High Line Condos

[www.cityrealty.com/nyc/building-indices/high-line-condos/111](http://www.cityrealty.com/nyc/building-indices/high-line-condos/111)

West Side Condos

[www.cityrealty.com/nyc/building-indices/west-side-condos/5](http://www.cityrealty.com/nyc/building-indices/west-side-condos/5)

East Side Condos

[www.cityrealty.com/nyc/building-indices/east-side-condos/6](http://www.cityrealty.com/nyc/building-indices/east-side-condos/6)

Second Avenue Subway

[www.cityrealty.com/nyc/building-indices/second-avenue-subway/49](http://www.cityrealty.com/nyc/building-indices/second-avenue-subway/49)

Brooklyn Bridge Park

[www.cityrealty.com/nyc/building-indices/brooklyn-bridge-park/71](http://www.cityrealty.com/nyc/building-indices/brooklyn-bridge-park/71)

Fourth Avenue Corridor

[www.cityrealty.com/nyc/building-indices/fourth-avenue-corridor/69](http://www.cityrealty.com/nyc/building-indices/fourth-avenue-corridor/69)

## Building Age

1980s Condos

[www.cityrealty.com/nyc/building-indices/1980s-condos/92](http://www.cityrealty.com/nyc/building-indices/1980s-condos/92)

1990s Condos

[www.cityrealty.com/nyc/building-indices/1990s-condos/93](http://www.cityrealty.com/nyc/building-indices/1990s-condos/93)

2000s Condos

[www.cityrealty.com/nyc/building-indices/2000s-condos/109](http://www.cityrealty.com/nyc/building-indices/2000s-condos/109)

## Developers

Extell Condos

[www.cityrealty.com/nyc/building-indices/extell-condos/89](http://www.cityrealty.com/nyc/building-indices/extell-condos/89)

Trump's Towers

[www.cityrealty.com/nyc/building-indices/trumps-towers/90](http://www.cityrealty.com/nyc/building-indices/trumps-towers/90)

## Methodology

The CityRealty 100 is an index of the top 100 residential condominiums in Manhattan. CityRealty follows a strict set of criteria to determine which buildings are included in The CityRealty 100. All buildings must have a minimum average price/ft<sup>2</sup> of \$1,000 for recorded sales during the preceding 12 months. If the buildings have had no recorded transactions in the past 12 months, then the last transaction value is used. For newly constructed properties, a minimum of three months' closing history is required.

The building's prominence, popularity, and desirability among purchasers and brokers is also taken into consideration, as is CityRealty's rating for the building.

Please note that CityRealty does not rank buildings within the Index; rather, a default sort order is provided (which is price/ft<sup>2</sup> based on the each building's past 12 months sales history). Details for all listed apartments that comprise The CityRealty 100 are available at [www.cityrealty.com/indices](http://www.cityrealty.com/indices). Additional transaction details for The CityRealty 100 are available on the CityRealty website, as are other market indices that cover additional areas of Manhattan and Brooklyn.

CityRealty welcomes any questions and comments regarding the New York City real estate market. We can be reached by email at [info@cityrealty.com](mailto:info@cityrealty.com) or by phone at (212) 755-5544.



Visit [www.cityrealty.com](http://www.cityrealty.com) for more sales information.

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