

MAY 2016



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 virtually unchanged in the four weeks leading up to May 1, while the number of sales rose. The average price for an apartment—taking into account both condo and co-op sales—was \$2.3 million, as it had been the preceding month. The number of recorded sales, 915, was up slightly from the 894 recorded in the preceding month.

AVERAGE SALES PRICE

CONDOS AND CO-OPS

\$2.3 Million

The average price of a condo was \$3.2 million and the average price of a co-op was \$1.3 million. There were 496 condo sales and 419 co-op sales.

RESIDENTIAL SALES

915

UNITS

\$2.1B

GROSS SALES

The top three sales this month were in two prominent new condo developments, 432 Park Avenue in Midtown and 150 Charles Street in the West Village.

A buyer paid \$44.8 million for unit 64A in 432 Park Avenue in the most expensive deal of the month. The apartment is 4,019 square feet and has three bedrooms and four-and-a-half bathrooms.

The second most expensive sale of the month was for a \$33.4 million unit in 150 Charles Street. The unit, 9C, measures 6,288 square feet and has six bedrooms and six bathrooms.

The third most expensive sale was again in 432 Park Avenue. Unit 71B, which measures 4,019 square feet and has three bedrooms, sold for \$31 million.

496

CONDOS SOLD

AVG PRICE | AVG PRICE/FT²
\$3.2M | \$1,898

419

CO-OPS SOLD

AVERAGE PRICE
\$1.3M

MOST EXPENSIVE SALES



\$44.8M

432 Park Avenue, #64A

3 Beds, 4.5 baths

Approx. 4,019 ft² (\$11,155/ft²)



\$34.4M

150 Charles Street, #9C/2DN

6+ Beds, 6+ baths

Approx. 6,288 ft² (\$5,476/ft²)



\$30.9M

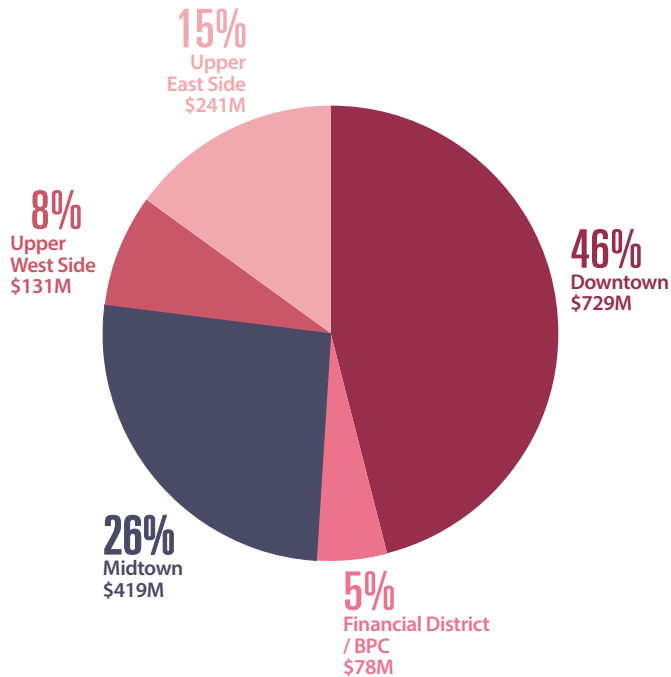
432 Park Avenue, #71B

3 Beds, 4.5 baths

Approx. 4,019 ft² (\$7,701/ft²)

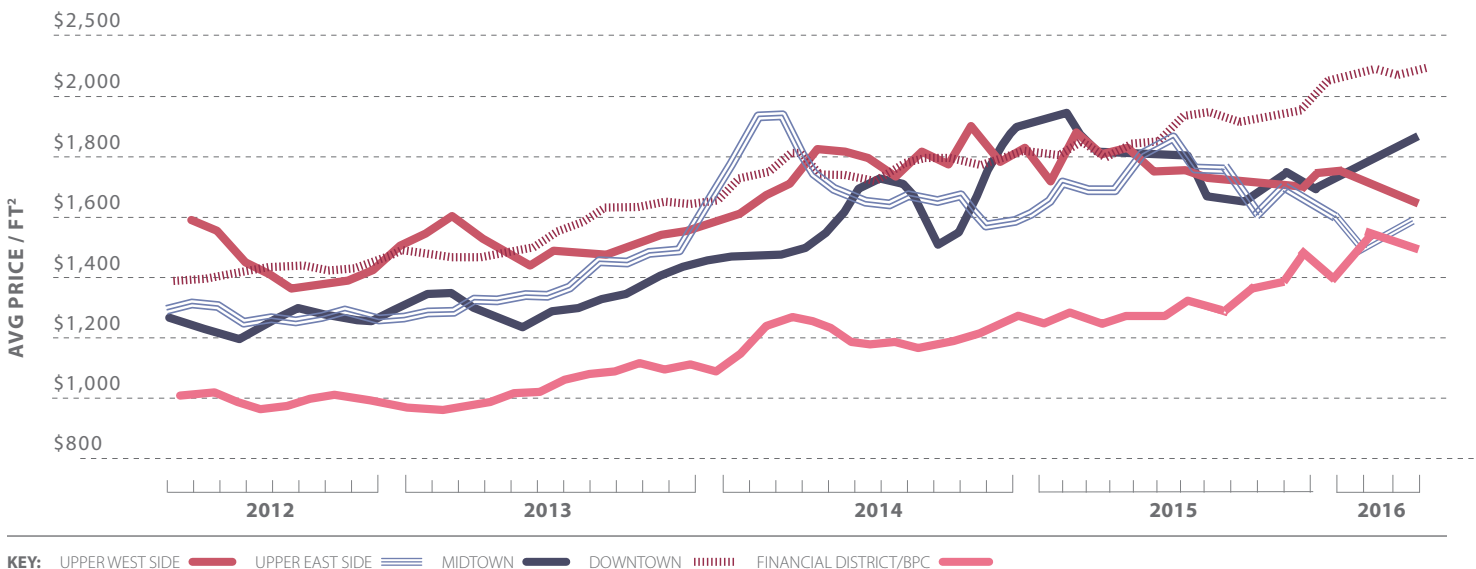
Manhattan Condo Sales Summary

30-Day Total Sales by Region



Downtown was the highest-grossing region in Manhattan, with \$729 million in condominium sales. Midtown was the second highest-grossing area, with \$419 million in sales. Downtown also had the highest price/ft², \$2,235/ft², and Midtown the second-highest, \$1,956/ft².

Avg Price / Ft² by Region



DOWNTOWN	30-DAY PRICE AVG*	SALES / PAST 30 DAYS
Chelsea	\$2,028 / ft ² (+10.6%)	28
Flatiron / Union Square	\$2,278 / ft ² (-0.5%)	20
Gramercy Park	\$1,806 / ft ² (+11.9%)	6
Greenwich Village	\$2,684 / ft ² (-5.8)	39
SOHO	\$2,317 / ft ² (-1.2%)	23
Tribeca	\$1,768 / ft ² (-13.6%)	31
West Village	\$2,648 / ft ² (+23.9%)	11

FINANCIAL DISTRICT / BPC	30-DAY PRICE AVG*	SALES / PAST 30 DAYS
Battery Park City	\$1,494 / ft ² (+4.3%)	24
Financial District	\$1,226 / ft ² (-10.8%)	22

MIDTOWN	30-DAY PRICE AVG*	SALES / PAST 30 DAYS
Midtown East	\$3,262 / ft ² (+20.6%)	25
Midtown West	\$1,807 / ft ² (-9.8%)	68
Murray Hill	\$1,394 / ft ² (+6.4%)	26
Turtle Bay / United Nations	\$1,310 / ft ² (-0.4%)	10

UPPER EAST SIDE	30-DAY PRICE AVG*	SALES / PAST 30 DAYS
Carnegie Hill	\$1,533 / ft ² (-13.1%)	10
Lenox Hill	\$1,839 / ft ² (+2.0)	25
Yorkville	\$1,408 / ft ² (-9.4%)	49

UPPER WEST SIDE	30-DAY PRICE AVG*	SALES / PAST 30 DAYS
Broadway Corridor	\$1,531 / ft ² (-13.2%)	16
Central Park West	\$1,820 / ft ² (-3.7%)	15
Riverside Dr. / West End Ave.	\$1,535 / ft ² (+27.9%)	20

Historical Performance: Selected Resales

Of the 496 condo sales in Manhattan, 175 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 : 15					
Trump Place, 200 Riverside Boulevard, #15G	723 ft ²	Jan 19, 2005 (\$675,000)	Mar 04, 2016 (\$925,000)	\$250,000 (+37.0%)	+3.0%
The Devon, 333 East 34th Street, #12G	665 ft ²	Jan 24, 2005 (\$360,274)	Mar 31, 2016 (\$789,000)	\$428,726 (+119.0%)	+7.3%
The Spring, 225 Lafayette Street, #7C	1,498 ft ²	Feb 04, 2005 (\$1,725,933)	Mar 09, 2016 (\$3,250,000)	\$1,524,067 (+88.3%)	+5.9%
Ruppert Towers 2, 1619 Third Avenue, #6F	1,300 ft ²	Feb 22, 2005 (\$775,000)	Mar 02, 2016 (\$1,250,000)	\$475,000 (+61.3%)	+4.4%
35 Wooster Street, #3R	1,484 ft ²	Mar 16, 2005 (\$1,425,000)	Mar 16, 2016 (\$1,750,000)	\$325,000 (+22.8%)	+1.9%
Trump Place, 220 Riverside Boulevard, #10D	1,052 ft ²	May 05, 2005 (\$1,050,000)	Mar 28, 2016 (\$1,400,000)	\$350,000 (+33.3%)	+2.7%
The Devon, 333 East 34th Street, #9D	1,185 ft ²	May 18, 2005 (\$979,556)	Mar 16, 2016 (\$1,360,000)	\$380,444 (+38.8%)	+3.1%
One Beacon Court, 151 East 58th Street, #47A	3,058 ft ²	Jun 02, 2005 (\$7,229,575)	Mar 23, 2016 (\$7,000,000)	(\$229,575) (-3.2%)	-3%
Original Sale Year : 2006					
Total Transactions : 29					
243 West 98th Street, #4B	1,536 ft ²	Apr 17, 2006 (\$1,400,000)	Mar 07, 2016 (\$1,531,384)	\$131,384 (+9.4%)	+9%
77 White Street, #4	2,255 ft ²	May 01, 2006 (\$1,853,215)	Mar 01, 2016 (\$3,600,000)	\$1,746,785 (+94.3%)	+7.0%
The Orion, 350 West 42nd Street, #10D	729 ft ²	May 17, 2006 (\$596,694)	Mar 17, 2016 (\$1,152,000)	\$555,306 (+93.1%)	+6.9%
Downtown by Starck, 15 Broad Street, #2016	1,727 ft ²	May 18, 2006 (\$982,611)	Mar 08, 2016 (\$1,988,000)	\$1,005,389 (+102.3%)	+7.5%
Downtown Club, 20 West Street, #38H	441 ft ²	Jun 01, 2006 (\$466,440)	Mar 04, 2016 (\$670,000)	\$203,560 (+43.6%)	+3.8%
The Silk Building, 14 East 4th Street, #1102	1,101 ft ²	Jun 01, 2006 (\$750,000)	Mar 16, 2016 (\$2,425,000)	\$1,675,000 (+223.3%)	+12.8%
Cielo, 450 East 83rd Street, #5F	626 ft ²	Jun 06, 2006 (\$768,778)	Mar 01, 2016 (\$700,000)	(\$68,778) (-8.9%)	-1.0%
Block Hall, 21 South William Street, #3A	653 ft ²	Jun 07, 2006 (\$671,026)	Mar 03, 2016 (\$775,000)	\$103,974 (+15.5%)	+1.5%
Original Sale Year : 2007					
Total Transactions : 27					
325 Fifth Avenue, #32E	886 ft ²	Apr 03, 2007 (\$1,191,352)	Mar 09, 2016 (\$1,570,000)	\$378,648 (+31.8%)	+3.1%
230 Riverside Drive, #14G	469 ft ²	Apr 24, 2007 (\$461,370)	Mar 03, 2016 (\$625,000)	\$163,630 (+35.5%)	+3.5%
Wellington Tower, 350 East 82nd Street, #10B	702 ft ²	May 07, 2007 (\$778,961)	Mar 15, 2016 (\$835,000)	\$56,039 (+7.2%)	+8%
130 Water Street, #7A	730 ft ²	May 31, 2007 (\$540,000)	Mar 17, 2016 (\$675,000)	\$135,000 (+25.0%)	+2.6%
Atelier, 635 West 42nd Street, #34B	1,064 ft ²	Jun 08, 2007 (\$1,125,750)	Mar 10, 2016 (\$1,600,000)	\$474,250 (+42.1%)	+4.1%
The Centria, 18 West 48th Street, #23E	880 ft ²	Jun 20, 2007 (\$1,304,378)	Mar 07, 2016 (\$1,800,000)	\$495,622 (+38.0%)	+3.8%
The Warner, 467 Central Park West, #14B	1,108 ft ²	Jun 28, 2007 (\$1,450,000)	Mar 16, 2016 (\$1,695,000)	\$245,000 (+16.9%)	+1.8%
The Centria, 18 West 48th Street, #20E	887 ft ²	Jul 03, 2007 (\$1,273,830)	Mar 24, 2016 (\$1,740,000)	\$466,170 (+36.6%)	+3.7%
Original Sale Year : 2008					
Total Transactions : 23					
The Barrington, 203 West 81st Street, #3A	1,409 ft ²	Jan 11, 2008 (\$1,152,659)	Mar 28, 2016 (\$2,305,000)	\$1,152,341 (+100.0%)	+8.9%
The Spears Building, 525 West 22nd Street, #3E	1,650 ft ²	Jan 14, 2008 (\$2,200,000)	Mar 07, 2016 (\$3,125,000)	\$925,000 (+42.0%)	+4.4%
43 Clarkson Street, #3C	2,200 ft ²	Jan 24, 2008 (\$2,650,000)	Mar 21, 2016 (\$4,050,000)	\$1,400,000 (+52.8%)	+5.4%
Chatham 44, 464 West 44th Street, #5D	641 ft ²	Feb 12, 2008 (\$777,932)	Mar 15, 2016 (\$950,000)	\$172,068 (+22.1%)	+2.5%
22 Mercer Street, #4D	2,392 ft ²	Feb 14, 2008 (\$3,614,787)	Mar 16, 2016 (\$4,440,000)	\$825,213 (+22.8%)	+2.6%
The Hit Factory, 421 West 54th Street, #5G	1,237 ft ²	Feb 20, 2008 (\$1,340,000)	Mar 16, 2016 (\$1,912,500)	\$572,500 (+42.7%)	+4.5%
Harsen House, 120 West 72nd Street, #6B	1,500 ft ²	Mar 13, 2008 (\$1,985,587)	Mar 24, 2016 (\$2,965,000)	\$979,413 (+49.3%)	+5.1%
Trump Park Avenue, 502 Park Avenue, #12C	770 ft ²	Mar 18, 2008 (\$1,750,000)	Mar 31, 2016 (\$2,100,000)	\$350,000 (+20.0%)	+2.3%
Original Sale Year : 2009					
Total Transactions : 7					
314 West 100th Street, #4	1,049 ft ²	Jan 26, 2009 (\$886,826)	Mar 07, 2016 (\$1,075,000)	\$188,174 (+21.2%)	+2.8%
The Visionaire, 70 Little West Street, #11C	930 ft ²	Feb 20, 2009 (\$944,936)	Mar 16, 2016 (\$1,145,000)	\$200,064 (+21.2%)	+2.8%
59 West 12th Street, #9A	850 ft ²	Jul 16, 2009 (\$975,000)	Mar 03, 2016 (\$1,700,000)	\$725,000 (+74.4%)	+8.8%
The Ansonia, 2109 Broadway, #33817	665 ft ²	Jul 21, 2009 (\$620,000)	Mar 30, 2016 (\$1,100,000)	\$480,000 (+77.4%)	+9.0%
133 West 22nd Street, #3K	634 ft ²	Aug 28, 2009 (\$712,775)	Mar 15, 2016 (\$1,260,000)	\$547,225 (+76.8%)	+9.2%
Prima, 130 West 20th Street, #6C	707 ft ²	Oct 29, 2009 (\$845,147)	Mar 03, 2016 (\$1,300,000)	\$454,853 (+53.8%)	+7.0%
468 West 23rd Street, #3B	804 ft ²	Nov 10, 2009 (\$730,000)	Mar 03, 2016 (\$996,000)	\$266,000 (+36.4%)	+5.1%
1st & First, 62 East 1st Street, #4N	873 ft ²	Feb 02, 2010 (\$835,000)	Mar 04, 2016 (\$1,400,000)	\$565,000 (+67.7%)	+8.9%

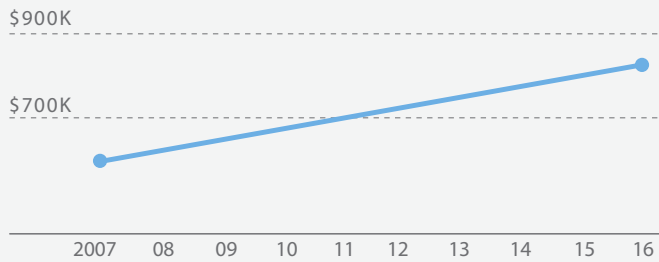
Selected Resales, Cont.

BUILDING, UNIT	SQUARE FEET	FIRST SALE	MOST RECENT SALE	PRICE CHANGE	COMPOUND ANNUAL GROWTH RATE
Original Sale Year : 2010					
Total Transactions : 7					
Artisan Lofts, 143 Reade Street, #10B	1,500 ft ²	Feb 16, 2010 (\$2,065,097)	Mar 30, 2016 (\$3,550,000)	\$1,484,903 (+71.9%)	+9.3%
Tower 53, 159 West 53rd Street, #10A	720 ft ²	Apr 29, 2010 (\$400,000)	Mar 02, 2016 (\$686,888)	\$286,888 (+71.7%)	+9.7%
50 East End Avenue, #50-3B	370 ft ²	May 25, 2010 (\$345,000)	Mar 16, 2016 (\$457,000)	\$112,000 (+32.5%)	+5.0%
303 East 33rd Street, #5J	546 ft ²	Aug 24, 2010 (\$580,402)	Mar 03, 2016 (\$730,000)	\$149,598 (+25.8%)	+4.3%
Cammeyer, 650 Sixth Avenue, #5H	1,671 ft ²	Oct 28, 2010 (\$2,375,000)	Mar 09, 2016 (\$3,250,000)	\$875,000 (+36.8%)	+6.1%
Greenwich Club, 88 Greenwich Street, #305	577 ft ²	Dec 14, 2010 (\$467,000)	Mar 17, 2016 (\$600,000)	\$133,000 (+28.5%)	+4.9%
Original Sale Year : 2011					
Total Transactions : 10					
40 East 66th Street, #9C	2,458 ft ²	Feb 24, 2011 (\$5,800,000)	Mar 30, 2016 (\$7,500,000)	\$1,700,000 (+29.3%)	+5.2%
Leighton House, 360 East 88th Street, #11F	1,931 ft ²	Mar 09, 2011 (\$2,090,000)	Mar 22, 2016 (\$2,900,000)	\$810,000 (+38.8%)	+6.8%
The Ritz-Carlton, Battery Park City, 10 West Street, #28A	1,552 ft ²	Mar 25, 2011 (\$2,100,000)	Mar 14, 2016 (\$2,750,000)	\$650,000 (+31.0%)	+5.6%
395 Broadway, #10C	1,200 ft ²	Jun 14, 2011 (\$1,225,000)	Mar 03, 2016 (\$2,000,000)	\$775,000 (+63.3%)	+11.1%
The Ansonia, 2109 Broadway, #42539	2,343 ft ²	Jun 15, 2011 (\$5,512,500)	Mar 22, 2016 (\$6,450,000)	\$937,500 (+17.0%)	+3.4%
The Centra, 100 West 89th Street, #7P	932 ft ²	Jun 28, 2011 (\$925,000)	Mar 03, 2016 (\$1,450,000)	\$525,000 (+56.8%)	+10.1%
The Brompton, 205 East 85th Street, #PH1D	3,025 ft ²	Jul 26, 2011 (\$6,069,509)	Mar 17, 2016 (\$8,000,000)	\$1,930,491 (+31.8%)	+6.2%
Trafalgar House, 120 East 90th Street, #8D	910 ft ²	Aug 30, 2011 (\$865,000)	Mar 02, 2016 (\$532,500)	(\$332,500) (-38.4%)	-10.2%
Original Sale Year : 2012					
Total Transactions : 21					
The Empire, 188 East 78th Street, #14C	1,681 ft ²	Feb 09, 2012 (\$2,400,000)	Mar 14, 2016 (\$3,525,000)	\$1,125,000 (+46.9%)	+9.9%
272 Water Street, #1F	860 ft ²	Mar 16, 2012 (\$649,136)	Mar 02, 2016 (\$855,000)	\$205,864 (+31.7%)	+7.3%
400 Fifth Avenue, #33F	982 ft ²	Apr 12, 2012 (\$1,451,006)	Mar 24, 2016 (\$1,800,000)	\$348,994 (+24.1%)	+5.7%
Chelsea Stratus, 101 West 24th Street, #24B	1,242 ft ²	Apr 17, 2012 (\$2,250,000)	Mar 08, 2016 (\$3,200,000)	\$950,000 (+42.2%)	+9.6%
Chatham 44, 464 West 44th Street, #4C	724 ft ²	Apr 18, 2012 (\$760,000)	Mar 11, 2016 (\$995,000)	\$235,000 (+30.9%)	+7.3%
20 Pine Street, #1912	666 ft ²	Apr 18, 2012 (\$812,250)	Mar 22, 2016 (\$905,000)	\$92,750 (+11.4%)	+2.8%
Lumiere, 350 West 53rd Street, #5C	1,258 ft ²	May 08, 2012 (\$1,265,000)	Mar 10, 2016 (\$1,675,000)	\$410,000 (+32.4%)	+7.6%
The Colonnade, 347 West 57th Street, #3F	809 ft ²	Jul 10, 2012 (\$700,000)	Mar 17, 2016 (\$999,000)	\$299,000 (+42.7%)	+10.2%
Tower 53, 159 West 53rd Street, #23C	526 ft ²	Jul 24, 2012 (\$605,000)	Mar 21, 2016 (\$729,000)	\$124,000 (+20.5%)	+5.3%
Original Sale Year : 2013					
Total Transactions : 19					
Spice Warehouse, 481 Washington Street, #4S	2,948 ft ²	Jan 03, 2013 (\$4,280,596)	Mar 14, 2016 (\$5,985,000)	\$1,704,404 (+39.8%)	+11.2%
20 Pine Street, #1915	726 ft ²	Jan 29, 2013 (\$630,000)	Mar 21, 2016 (\$881,800)	\$251,800 (+40.0%)	+11.5%
Chelsea Stratus, 101 West 24th Street, #3B	842 ft ²	Feb 05, 2013 (\$1,325,000)	Mar 08, 2016 (\$1,675,000)	\$350,000 (+26.4%)	+7.9%
250 West Street, #3C	2,322 ft ²	Feb 22, 2013 (\$3,321,532)	Mar 22, 2016 (\$5,312,500)	\$1,990,968 (+59.9%)	+16.5%
49 East 21st Street, #4D	1,282 ft ²	Feb 26, 2013 (\$1,775,000)	Mar 23, 2016 (\$2,250,000)	\$475,000 (+26.8%)	+8.2%
Continental Towers, 301 East 79th Street, #4 H	921 ft ²	Apr 09, 2013 (\$1,135,000)	Mar 15, 2016 (\$1,285,000)	\$150,000 (+13.2%)	+4.3%
The Link, 310 West 52nd Street, #37B	1,331 ft ²	May 07, 2013 (\$2,500,000)	Mar 31, 2016 (\$2,980,000)	\$480,000 (+19.2%)	+6.4%
15 William NY, 15 William Street, #19G	800 ft ²	May 07, 2013 (\$880,000)	Mar 29, 2016 (\$1,125,000)	\$245,000 (+27.8%)	+9.1%
Original Sale Year : 2014					
Total Transactions : 11					
The Campiello Collection on 18th Street, 224 West 18th St, #5A	1,905 ft ²	Feb 06, 2014 (\$2,480,000)	Mar 07, 2016 (\$3,175,000)	\$695,000 (+28.0%)	+12.6%
CitySpire, 150 West 56th Street, #3809	501 ft ²	Feb 20, 2014 (\$840,000)	Mar 07, 2016 (\$925,000)	\$85,000 (+10.1%)	+4.9%
Robin Court, 29 West 65th Street, #2E	440 ft ²	Feb 28, 2014 (\$550,000)	Mar 29, 2016 (\$665,000)	\$115,000 (+20.9%)	+9.5%
Mirabeau, 165 West 91st Street, #9E	1,582 ft ²	Mar 27, 2014 (\$2,540,534)	Mar 18, 2016 (\$2,525,000)	(\$15,534) (-0.6%)	-3%
260 Park Avenue South, #6B	1,880 ft ²	Jun 27, 2014 (\$4,000,000)	Mar 16, 2016 (\$5,030,000)	\$1,030,000 (+25.8%)	+14.7%
Landmark 17, 233 East 17th Street, #PH2	1,140 ft ²	Jul 07, 2014 (\$2,600,000)	Mar 28, 2016 (\$2,775,000)	\$175,000 (+6.7%)	+4.0%
Atelier, 635 West 42nd Street, #29H	800 ft ²	Jul 31, 2014 (\$980,000)	Mar 03, 2016 (\$1,175,000)	\$195,000 (+19.9%)	+12.1%
The Parsonage, 133 West 4th Street, #3	1,022 ft ²	Aug 12, 2014 (\$2,500,000)	Mar 22, 2016 (\$2,700,000)	\$200,000 (+8.0%)	+5.0%

Historical Performance : Featured Resales

The Whitney
311 East 38rd Street, #10A

\$834K

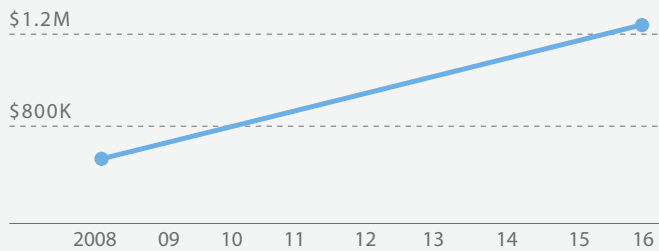


+3.3%
ANNUAL GROWTH RATE (2YRS)*
+\$209,000
AGGREGATE PRICE CHANGE

CLOSING HISTORY:
Mar 28, 2016 • \$834,000
Mar 27, 2007 • \$625,000

Caledonia
450 West 17th Street, #1801

\$1.2M

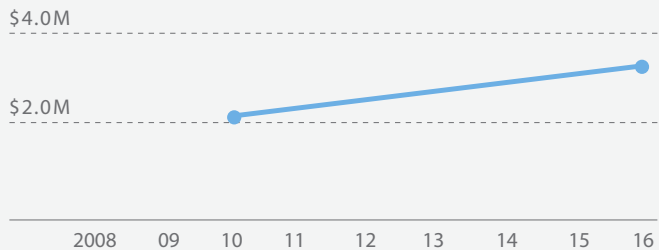
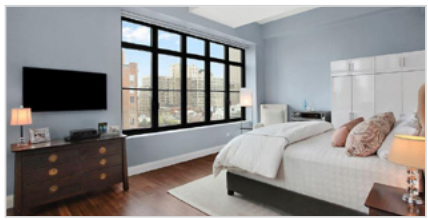


+7.2%
ANNUAL GROWTH RATE (4YRS)*
+\$481,860
AGGREGATE PRICE CHANGE

CLOSING HISTORY:
Mar 31, 2016 • \$1,215,000
Dec 9, 2008 • \$733,140

Artisan Lofts
143 Reade Street, #10B

\$3.5M

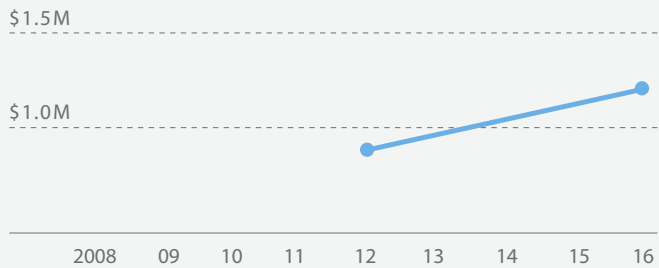


+9.3%
ANNUAL GROWTH RATE (5YRS)*
+\$1,484,903
AGGREGATE PRICE CHANGE

CLOSING HISTORY:
Mar 30, 2016 • \$3,550,000
Feb 16, 2010 • \$2,065,097

Griffin Court
800 Tenth Avenue, #6Q

\$1.3M



+9.8%
ANNUAL GROWTH RATE (10YRS)*
+\$369,532
AGGREGATE PRICE CHANGE

CLOSING HISTORY:
Mar 31, 2016 • \$1,275,000
Jul 26, 2012 • \$905,468

Robin Court
29 West 65th Street, #2E

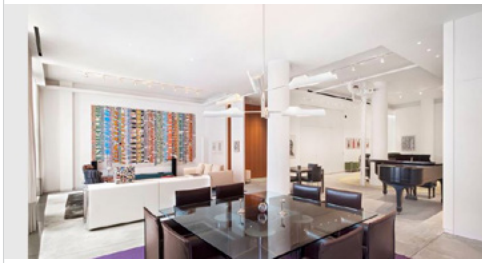
\$665K



+9.5%
ANNUAL GROWTH RATE (11YRS)*
+\$115,000
AGGREGATE PRICE CHANGE

CLOSING HISTORY:
Mar 29, 2016 • \$665,000
Feb 28, 2014 • \$550,000

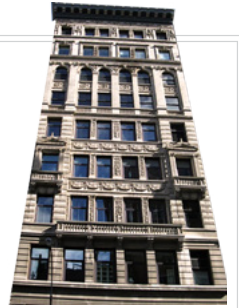
Notable New Listings in NYC



\$6.875M

832 Broadway, #2
Approx. 4,000 ft²
2 Beds, 3.5 Baths

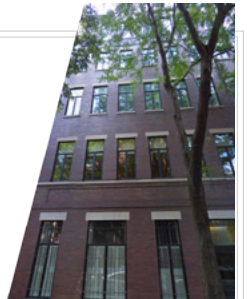
This 4,000-square-foot Greenwich Village loft features entry via a key-locked elevator, double-glazed picture window, custom lighting, updated kitchen appliances, a library and laundry room.



\$4.95M

59 Barrow Street, #3
3 Beds, 3 Baths

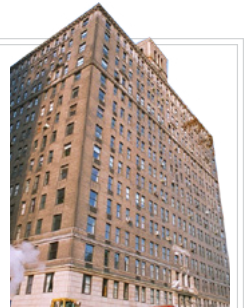
This three-bedroom apartment is in a boutique West Village co-op with only five units in total. The co-op has hardwood floors, an elevated dining room, and 13-foot ceilings.



\$2.395M

The Alden
225 Central Park West, #152122
2 Beds, 2 Baths

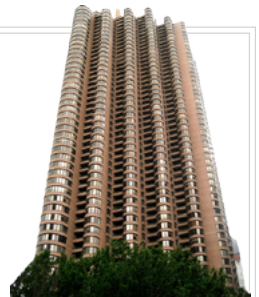
This two-bedroom unit in the Alden, a prewar co-op, features south-facing bedrooms, through-wall A/C, crown molding, built-in speakers, custom bookshelves, and transom windows.



\$1.613M

The Corinthian
330 East 38th Street, #7E
Approx 1,171 ft²
2 Beds, 2 baths

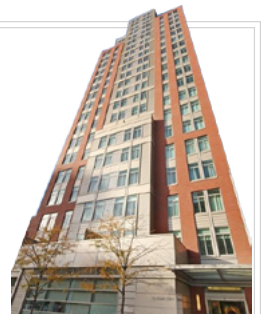
This two-bedroom, two-bath unit in The Corinthian has northern exposures with oversized bay windows in the living room. The master bedroom features a private balcony and the kitchen has updated appliances.



\$950K

The Beacon Tower
85 Adams Street, #2C
Approx. 847 ft²
1 beds, 1 bath

This one-bedroom condo in Dumbo's Beacon Tower has an open-plan living and dining room and a 325-square-foot private terrace. The unit features hardwood floors, central air, fitted closets and a washer/dryer.



Snapshot



Actress Uma Thurman her Gramercy Park duplex co-op at 1 Lexington Avenue for \$6.25M; a key to the private park is part of the deal. The unit is a 2,800-square-foot, five-bedroom that Thurman lived in for more than a decade.



The firehouse at 159 East 87th Street that served as Andy Warhol's first studio in the late '50s and early '60s—for which he paid \$150 a month in rent—is on the market for \$10 million.

David Cone, the former MLB pitcher and current Yankees commentator, bought an \$8.1 million apartment at the new condo complex The Greenwich Lane at 160 West 12th Street. The four-bedroom spread takes up more than 2,800 square feet and features a private balcony.



“
They're jamming the music until 3 in the morning and everyone comes out. It's so fun. It's a real neighborhood.”

- Broadway actress Charlotte d'Amboise on the area of Harlem she lives in with her husband and fellow actor Terrence Mann.

-The New York Times



Pop star Adam Levine and his model wife, Behati Prinsloo, have put their Soho Loft at 112 Green Street on the market for \$5.5 million, \$1 million more than they paid for the unit in 2014.





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.