

MAY 2016

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.

Additions to The CityRealty 100

The CityRealty 100 is an index comprised of 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 through March 31, 2016.

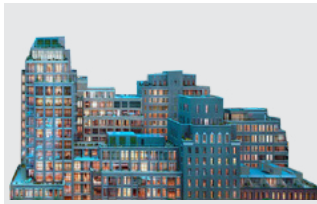
Three buildings have been added to the index as of the first quarter of this year, reflecting the changing landscape of the city's luxury housing market. The additions are as follows:



432 Park Avenue

The 1,396-foot tower at 432 Park Avenue, developed by Macklowe Properties and the CIM Group, is the tallest residential tower in the Western Hemisphere. Rafael Viñoly designed the 96-floor tower, which is the newest luxury building on the stretch of Midtown West that has been dubbed Billionaire's Row. Aside from the impressive height and equally impressive prices, the building's units are defined by their 10-foot-by-10-foot windows, which afford panoramic Manhattan views.

<https://www.cityrealty.com/nyc/midtown-east/432-park-avenue/54898>



The Greenwich Lane, 140-160 West 12th Street, 139-155 West 11th Street

The Rudin Organization's large new complex, the Greenwich Lane, consists of some 200 condominiums in five buildings on the former site of St. Vincent's Hospital. FXFowle was the architect of the development, which is on the western end of the block bounded by 12th and 11th Streets, Seventh and Sixth Avenues in Greenwich Village. All of the buildings are centered on a large, private garden courtyard; amenities include a pool, fitness center, and a private screening room.

<https://www.cityrealty.com/nyc/greenwich-village/the-greenwich-lane-155-west-11th-street/63455>



10 Madison Square West

The development at 10 Madison Square West consists of the conversion and expansion of a prewar commercial building into 125 condominiums. The Witkoff Group and the Vector Group redeveloped the limestone-and-brick-clad property, and Goldstein, Hill & West were the architects for the conversion. The building, which is on Broadway between 24th and 25th Street, overlooks Madison Square Park and is across the street from Eataly, the popular Italian food emporium.

<https://www.cityrealty.com/nyc/flatiron-union-square/10-madison-square-west-5-west-24th-street/50191>

About CityRealty

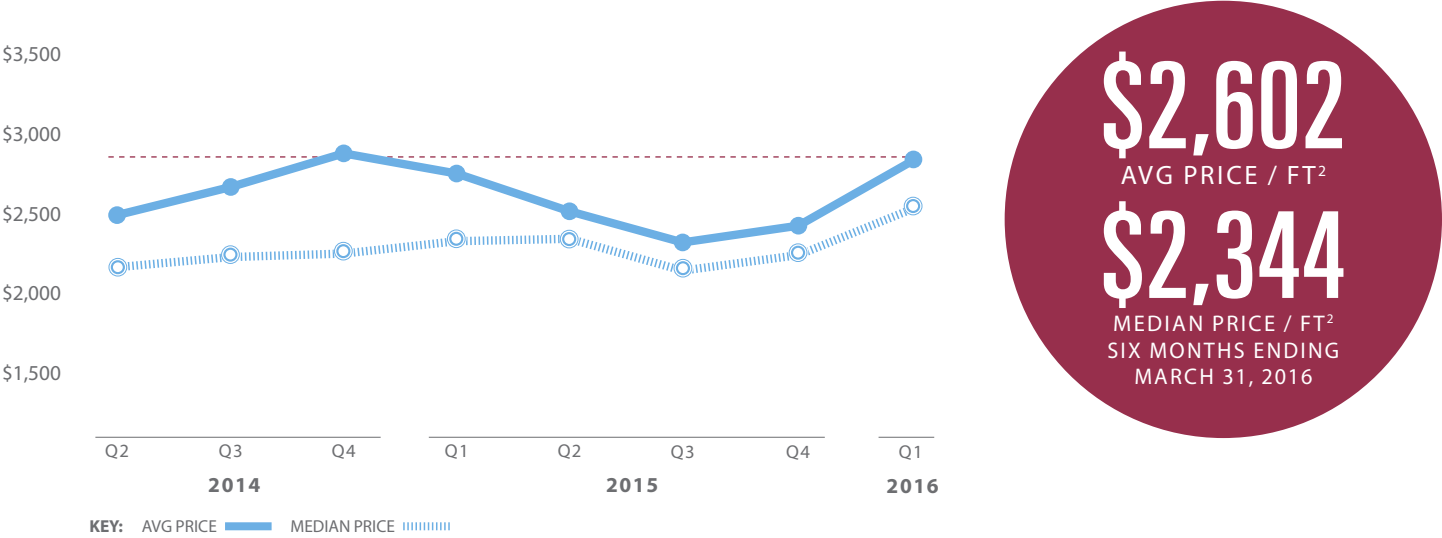
Established in 1994, CityRealty offers the most comprehensive data, analysis, and content available for the New York City real estate market, covering both sales and rentals. Additionally, CityRealty provides a free, personalized service for New York City apartment buyers and sellers, matching each customer to an agent with the precise expertise needed to find his or her perfect home. Further information about CityRealty is available at www.cityrealty.com.

Summary

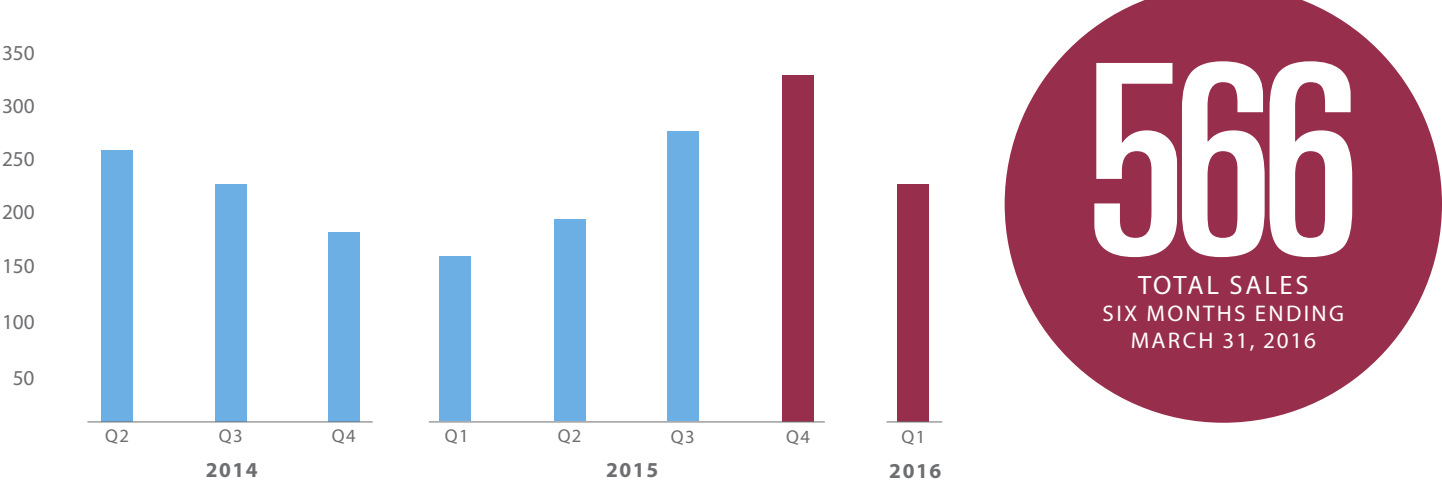
During the six-month period starting October 1, 2015 and ending March 31, 2016, 566 apartments were sold in buildings that are part of The CityRealty 100, a marked increase from the 334 sold in the same period a year ago. The rise in closings is largely a result of numerous sponsor sales in newer buildings, including the Greenwich Lane, 150 Charles Street and One Riverside Park.

The average price per square foot was \$2,602, which represents a year-over-year price decrease of 8%. The median price per square foot was \$2,344, which was a 3% increase from the median a year ago. The relatively small changes in average and median prices indicate a steady market for condominiums included in the index.

Average and Median Price Per Square Foot



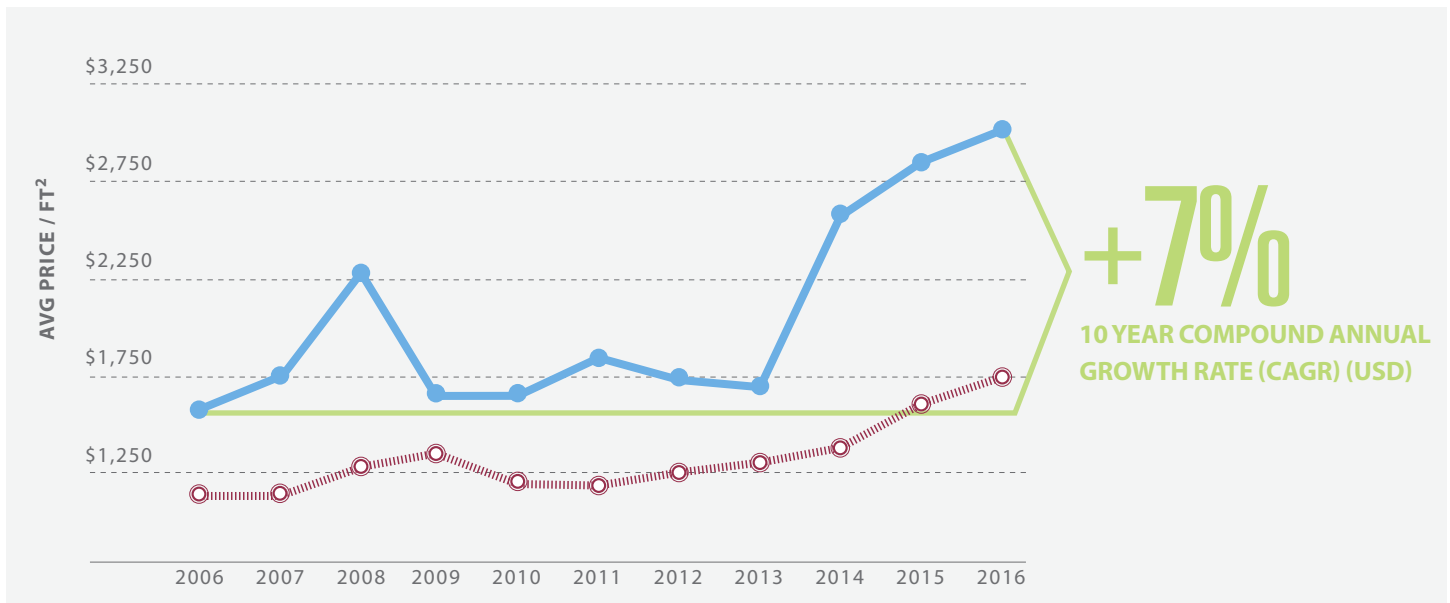
Transaction Volume



Historical Investment Comparison

Since March 2006, the average price per square foot of properties in The CityRealty 100 has increased at a **Compound Annual Growth Rate (CAGR) of 7% per year (non-inflation adjusted)**. This is well above both the ten-year CAGR for the S&P 500 (+4.4%). It is also much higher than the CAGR for oil (-5%), which has experienced significant volatility in the past year. The ten-year CAGR for gold (+7.8%) is similar to the CAGR for the buildings covered in The CityRealty 100.

Ten Year Price Change of The CityRealty 100



KEY: THE CITYREALTY 100 — ALL MANHATTAN CONDOS⁽¹⁾ —

Other Markets and Measures of Wealth



S & P 500

+4.4%

10 YEAR COMPOUND ANNUAL GROWTH RATE



Oil

-5.0%

10 YEAR COMPOUND ANNUAL GROWTH RATE



Gold

+7.8%

10 YEAR COMPOUND ANNUAL GROWTH RATE



Wealth of Forbes' Top 100 Billionaires*

+6.0%

10 YEAR COMPOUND ANNUAL GROWTH RATE



Data from March 1, 2006 through March 31, 2016. *Based on top 100 billionaires in the world included in Forbes' annual ranking from 2006-2016.

Buildings in The CityRealty 100

BUILDING	12-MONTH PRICE AVG	SALES / PAST 12 MONTHS
15 Central Park West	\$6,039 (-4.7%)	7
Residences at the Mandarin Oriental	\$5,956 (n/a)	1
One57	\$5,175 (-13.1%)	16
Walker Tower	\$5,088 (32.8%)	5
432 Park Avenue	\$4,829 (n/a)	27
Time Warner Center	\$4,385 (-20.0%)	7
Baccarat Hotel & Residences	\$3,996 (12.4%)	16
The Plaza	\$3,929 (-8.3%)	11
One Beacon Court	\$3,716 (n/a)	7
Trump International	\$3,673 (-12.6%)	6
40 Bond	\$3,637 (n/a)	2
Millennium Tower	\$3,585 (n/a)	2
737 Park Avenue	\$3,469 (23.5%)	7
18 Gramercy Park South	\$3,453 (n/a)	4
530 Park Avenue	\$3,430 (22.5%)	13
135 East 79th Street	\$3,373 (n/a)	1
40 Mercer Street	\$3,224 (-3.5%)	3
279 Central Park West	\$3,157 (n/a)	2
The Greenwich Lane	\$3,061 (n/a)	64
150 Charles Street	\$2,934 (n/a)	74
Centurion	\$2,885 (5.5%)	5
Park Millennium	\$2,885 (13.2%)	3
Sky Lofts at 145 Hudson	\$2,864 (n/a)	1
One Madison	\$2,812 (-5.6%)	5
The Mayfair	\$2,788 (-9.1%)	2
535 West End Avenue	\$2,764 (n/a)	1
The Park Imperial	\$2,738 (n/a)	1
500 Park Tower	\$2,728 (n/a)	1
Trump Park Avenue	\$2,693 (2.2%)	7
One Lincoln Square	\$2,688 (8.0%)	4
One Kenmare Square	\$2,634 (11.9%)	2
Olympic Tower	\$2,556 (18.0%)	11
The Chatham	\$2,543 (-9.1%)	5
Caledonia	\$2,509 (0.7%)	14
Essex House	\$2,501 (-4.5%)	6
299 West 12th Street	\$2,500 (-18.9%)	6
One Jackson Square	\$2,492 (8.5%)	2
Liberty Lofts	\$2,488 (n/a)	1
50 United Nations Plaza	\$2,475 (-15.0%)	36
10 Madison Square West	\$2,473 (n/a)	27
The Park 900	\$2,435 (25.2%)	3
Trump Tower	\$2,415 (-11.5%)	6
141 Fifth Avenue	\$2,408 (n/a)	2
One York Street	\$2,401 (n/a)	4
The Lucida	\$2,308 (0.5%)	4
1 Morton Square	\$2,289 (5.5%)	9
30 East 85th Street	\$2,252 (-5.2%)	5
Devonshire House	\$2,250 (13.7%)	4
240 Park Avenue South	\$2,248 (-7.0%)	4
400 Fifth Avenue	\$2,241 (-5.6%)	12

BUILDING	12-MONTH PRICE AVG	SALES / PAST 12 MONTHS
Bristol Plaza	\$2,235 (14.3%)	2
The Olcott	\$2,223 (23.6%)	10
101 Warren Street	\$2,213 (-2.4%)	7
The Aldyn	\$2,209 (5.3%)	7
166 Perry Street	\$2,207 (n/a)	2
456 West 19th Street	\$2,196 (9.2%)	2
The Century	\$2,191 (-17.1%)	15
200 East 79th Street	\$2,185 (n/a)	1
100 Eleventh Avenue	\$2,181 (-5.6%)	3
The Harrison	\$2,112 (0.9%)	10
Laureate	\$2,099 (-30.1%)	2
SoHo Mews	\$2,088 (-18.4%)	3
The Grand Millennium	\$2,088 (31.7%)	6
The Siena	\$2,087 (n/a)	3
The Laurel	\$2,067 (8.9%)	4
Metropolitan Tower	\$2,040 (22.2%)	13
W New York Downtown	\$2,023 (0.4%)	12
Manhattan House	\$2,022 (-4.4%)	43
3 Lincoln Center	\$1,999 (1.1%)	18
Place 57	\$1,999 (n/a)	1
Apple Bank Building	\$1,985 (10.1%)	3
The Loft	\$1,980 (2.9%)	2
Sheffield 57	\$1,972 (5.8%)	29
The Heritage at Trump Place	\$1,968 (45.4%)	7
The Park Laurel	\$1,944 (n/a)	2
The Apthorp	\$1,923 (12.0%)	11
170 East End Avenue	\$1,920 (n/a)	1
The Park Belvedere	\$1,907 (0.6%)	7
The Empire	\$1,901 (-0.1%)	4
250 West Street	\$1,874 (-22.1%)	10
520 West Chelsea	\$1,870 (-0.7%)	2
45 Park Avenue	\$1,832 (4.3%)	3
The Galleria	\$1,830 (10.6%)	11
One Riverside Park	\$1,798 (n/a)	192
The Ritz-Carlton, Battery Park City	\$1,757 (-14.5%)	5
Trump World Tower	\$1,754 (3.4%)	24
Museum Tower	\$1,748 (-0.3%)	22
The Centria	\$1,735 (-3.0%)	14
The Rushmore	\$1,722 (-11.6%)	17
Central Park Place	\$1,711 (-11.7%)	8
The Greenwich Street Project	\$1,594 (n/a)	3
The Visionaire	\$1,593 (6.1%)	14
Trump Palace	\$1,524 (-12.5%)	10
200 Eleventh Avenue	\$1,421 (n/a)	1
15 Union Square West	\$1,233 (n/a)	1
Linden 78	(n/a)	0
Superior Ink	(n/a)	0
HL23	(n/a)	0
The Porter House	(n/a)	0
Park Avenue Place	(n/a)	0

Percentage changes based on the current 12-month period, ending March 31, 2016, vs. previous 12-month period; must have at least 2 transactions in both periods.

New York's Most Expensive Condos

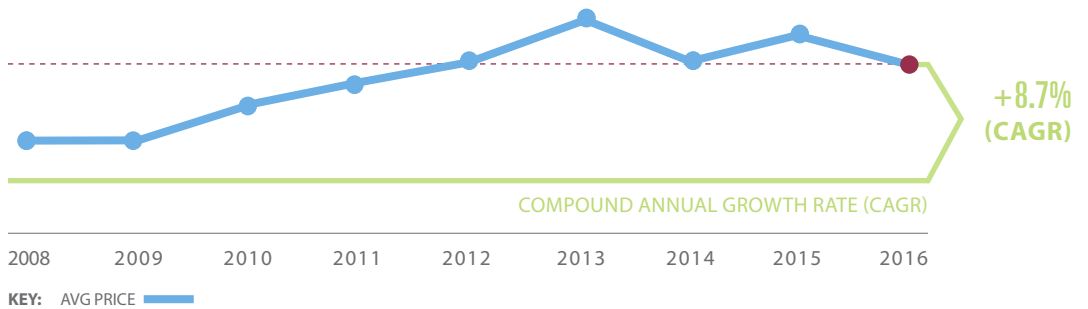
Q4 2015 - Q1 2016



15 Central Park West

\$6,039

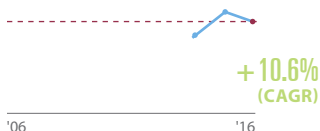
AVG PRICE PER FT²
(BASED ON THE 12-MONTH PERIOD ENDING MARCH 31, 2016)



One57
157 West 57th Street

\$5,175

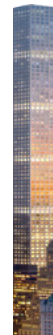
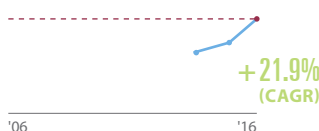
AVG PRICE PER FT²



Walker Tower
212 West 18th Street

\$5,088

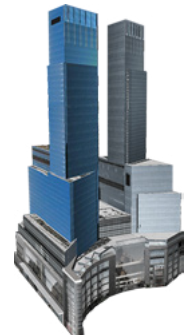
AVG PRICE PER FT²



432 Park Avenue

\$4,829

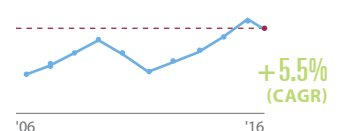
AVG PRICE PER FT²



Time Warner Center
25 Columbus Circle

\$4,385

AVG PRICE PER FT²



Data from October 1, 2006 to March 31, 2016; for inclusion properties must have 3 or more transactions in the final time period.

Top Price Gainers

10 YEARS OF SALES

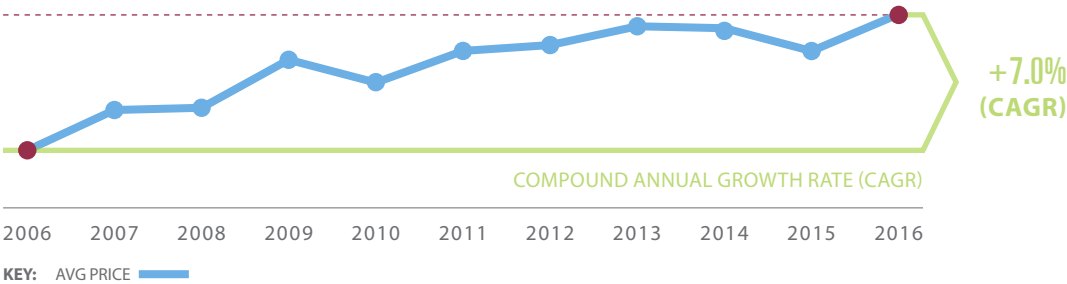


One Lincoln Square

150 Columbus Avenue

\$2,688

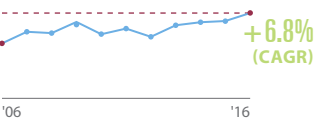
AVG PRICE PER FT²
(BASED ON THE 12-MONTH PERIOD ENDING MARCH 31, 2016)



Park Millennium
111 West 67th Street

\$2,885

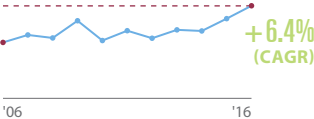
AVG PRICE PER FT²



Olympic Tower
150 Columbus Avenue

\$2,556

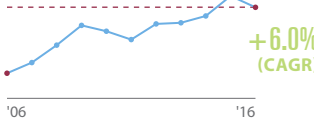
AVG PRICE PER FT²



The Century
25 Central Park West

\$2,191

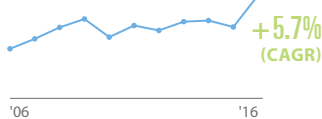
AVG PRICE PER FT²



The Heritage at Trump Place
250 Riverside Boulevard

\$1,968

AVG PRICE PER FT²



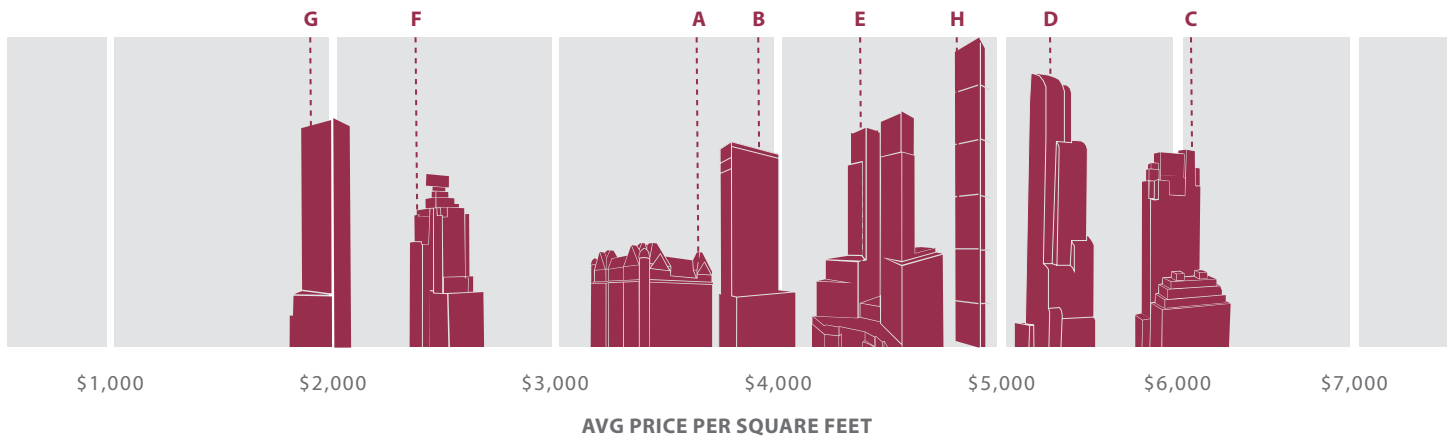
Data from October 1, 2006 to March 31, 2016; for inclusion properties must have 3 or more transactions in the final time period.

Midtown West/CPW Highlights



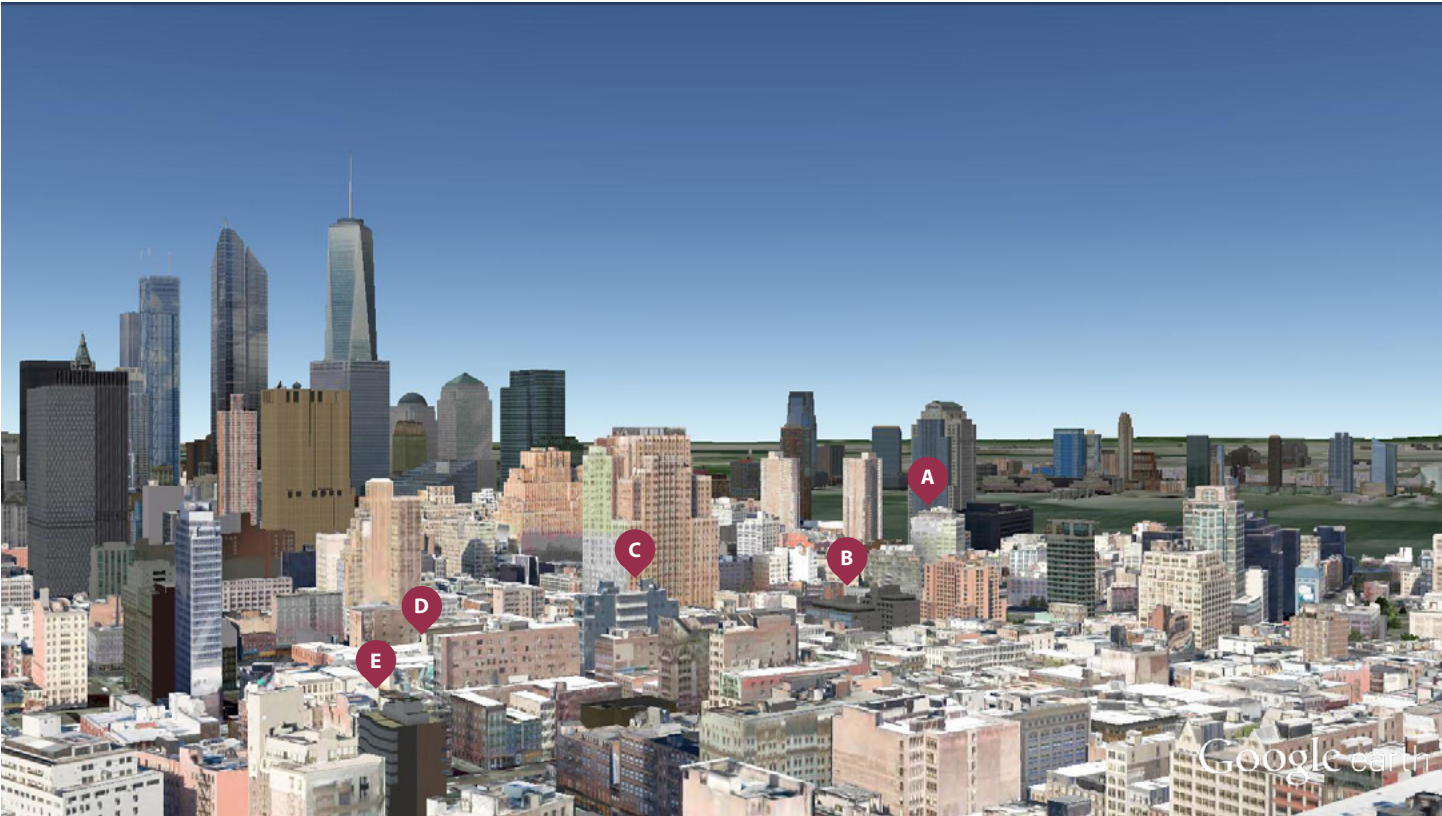
KEY: ● Q4 2015 - Q1 2016 SALES

- **A** The Plaza (\$3,929/ft²)
- **D** One57 (\$5,175/ft²)
- **G** Metropolitan Tower (\$2,040/ft²)
- **B** The Baccarat (\$3,996/ft²)
- **E** Time Warner Center (\$4,385/ft²)
- **H** 432 Park Avenue (\$4,829/ft²)
- **C** 15 Central Park West (\$6,039/ft²)
- **F** Essex House (\$2,501/ft²)



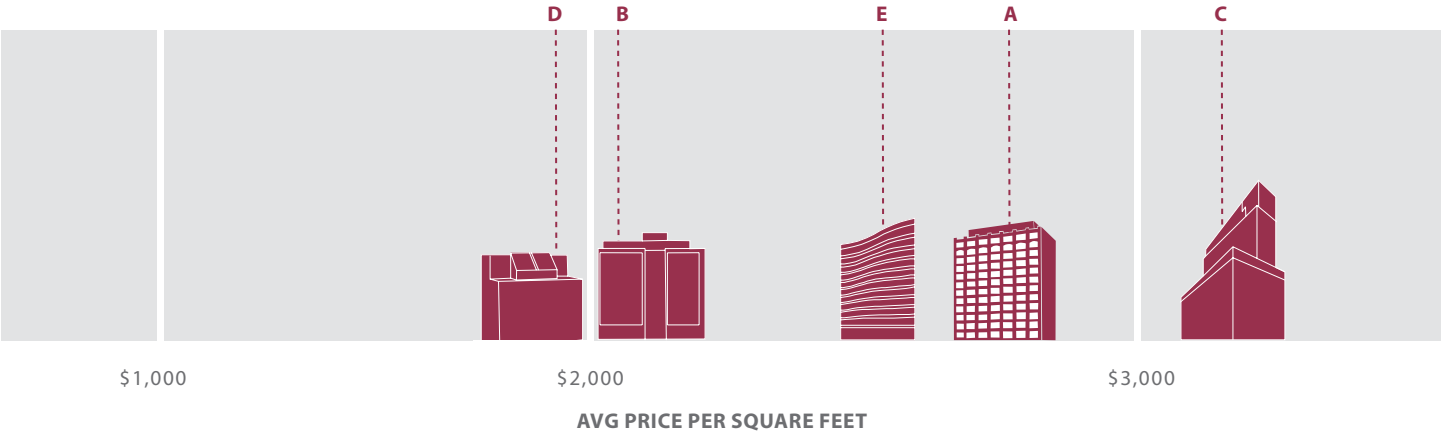
Average price/ft² calculated using closings from the 12-month period ending March 31, 2016.

SoHo - TriBeCa Highlights



KEY: ● Q4 2015 - Q1 2016 SALES

- **A** Sky Lofts @ 145 Hudson Street (\$2,864/ft²)
- **C** 40 Mercer Street (\$3,224/ft²)
- **E** One Kenmare Square (\$2,634/ft²)
- **B** SoHo Mews (\$2,088/ft²)
- **D** The Loft (\$1,980/ft²)



Average price/ft² calculated using closings from the 12-month period ending March 31, 2016.

Most Expensive Sales

By Sale Price

15 Central Park West, #1819B 5,610 ft ² (4 BEDS, 6+ BATHS)		\$45.0M 8,021 / ft ²
432 Park Avenue, #64A 4,019 ft ² (3 BEDS, 4.5 BATHS)		\$44.8M 11,155 / ft ²
15 Central Park West, #8A 4,565 ft ² (4 BEDS, 5.5 BATHS)		\$35.0M 7,667 / ft ²
150 Charles Street, #9C/2DN 6,288 ft ² (6 BEDS, 6+ BATHS)		\$34.4M 5,476 / ft ²
One57, #54B 5,475 ft ² (5 BEDS, 5.5 BATHS)		\$34.4M 6,278 / ft ²
432 Park Avenue, #71B 4,019 ft ² (3 BEDS, 4.5 BATHS)		\$31.0M 7,701 / ft ²
150 Charles Street, #9A 5,840 ft ² (6+ BEDS, 6+ BATHS)		\$29.1M 4,981 / ft ²
432 Park Avenue, #67B 4,019 ft ² (3 BEDS, 4.5 BATHS)		\$26.6M 6,623 / ft ²
140 West 12th Street, #PH8 4,027 ft ² (3 BEDS, 3.5 BATHS)		\$26.0M 6,464 / ft ²
432 Park Avenue, #65B 4,019 ft ² (3 BED, 4.5 BATHS)		\$25.6M 6,370 / ft ²



3 BEDS, 4.5 BATHS

\$44,833,409

APPROX 4,019 ft² | \$11,155 / ft²



3 BEDS, 3.5 BATHS

\$26,030,476

APPROX 4,027 ft² | \$5,464 / ft²

By Price per Square Foot

432 Park Avenue, #64A 4,019 ft ² (3 BEDS, 4.5 BATHS)		\$11,155 / FT² \$44.8M
15 Central Park West, #1819B 5,610 ft ² (4 BEDS, 6+ BATHS)		\$8,021 / FT² \$45M
432 Park Avenue, #71B 4,019 ft ² (3 BEDS, 4.5 BATHS)		\$7,701 / FT² \$31M
15 Central Park West, #8A 4,565 ft ² (4 BEDS, 5.5 BATHS)		\$7,667 / FT² \$35M
432 Park Avenue, #67B 4,019 ft ² (3 BEDS, 4.5 BATHS)		\$6,623 / FT² \$26.6M
530 Park Avenue, #2F 858 ft ² (1 BED, 1 BATH)		\$6,587 / FT² \$5.6M
140 West 12th Street, #PH8 4,027 ft ² (3 BEDS, 3.5 BATHS)		\$6,464 / FT² \$26M
432 Park Avenue, #65B 4,019 ft ² (3 BEDS, 4.5 BATHS)		\$6,370 / FT² \$25.6M
157 West 57th Street, #54B 5,475 ft ² (5 BEDS, 5.5 BATHS)		\$6,278 / FT² \$34.4M
432 Park Avenue, #63B 4,019 ft ² (3 BED, 4.5 BATHS)		\$6,117 / FT² \$24.6M



4 BEDS, 5.5 BATHS

\$35,000,000

APPROX 4,565 ft² | \$7,667 / ft²

The top 20 sales above are ranked based on prices for closings from the 6-month period ending March 31, 2016.

View more sales from the CityRealty 100 at www.cityrealty.com

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/ft² of \$1,000 for recorded sales during 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/ft² 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. 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.

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 www.cityrealty.com for more sales information.

(1) Pricing information for "All Manhattan Condos" on page 4 does not include buildings north of 96th Street on the East Side, above 110th Street north of Central Park, and above 125th Street west of the Park.

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.

