

DECEMBER 2015

CITYREALTY  
**YEAR-END  
MANHATTAN  
MARKET**  
REPORT

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 is pleased to release its 2015 Manhattan market report.

## Methodology

This report covers residential condominium and co-op sales recorded through November 30, 2015.

All closed sales data has been provided by the New York City Department of Finance via the Automated City Register Information System (ACRIS). The city records deeds in ACRIS roughly three weeks after a sale has closed, so the report includes enough data from which to draw conclusions about sales trends and make projections through the end of the year.

Projections concerning aggregate sales volume through the end of the year are based on data through the first 11 months of 2015 as well as December sale statistics from prior years.

Pricing information for Manhattan 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.

## 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](http://www.cityrealty.com).

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](mailto:GWarshawer@cityrealty.com) or by phone at 212-209-8809.

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



# Summary

For the second year in a row, Manhattan real estate prices soared, setting new records. For the first time, the median price for an apartment—including both co-ops and condos—was above \$1 million.

## AVERAGE SALES PRICE

CONDOS AND CO-OPS

**2015: \$1.9 Million**

**2014: \$1.8 Million**

The average sales price for co-ops and condos in 2015 was \$1.9 million, topping the \$1.8 million record set in 2014. The median sales price of \$1.1 million for all apartments represented a 11% increase from last year, when the median was \$970,000.

## CONDO AVERAGE PRICE/FT<sup>2</sup>

**\$1,648/ft<sup>2</sup>**

2014

**\$1,732/ft<sup>2</sup>**

2015

The average price of a condo in 2015, \$2.6 million, was also at an all-time high, surpassing the record set in 2014, \$2.5 million. The average price per square foot also rose to a record \$1,732, a 5% increase from 2014.

**2014**

**\$2.5M**

AVERAGE SALES PRICE  
CONDO

**\$1.3M**

AVERAGE SALES PRICE  
CO-OP

**2015**

**\$2.6M**

AVERAGE SALES PRICE  
CONDO

**\$1.4M**

AVERAGE SALES PRICE  
CO-OP

## THE RECORDS OF 2015

Median Apartment Sales Price

**\$1.1M**

Prior Record : \$970K (2014)

Avg Apartment Sales Price

**\$1.9M**

Prior Record : \$1.8M (2014)

Average Condo Sales Price

**\$2.6M**

Prior Record : \$2.5M (2014)

Median Condo Sales Price

**\$1.6M**

Prior Record : \$1.5M (2014)

Avg Condo Price/ft<sup>2</sup>

**\$1,732/ft<sup>2</sup>**

Prior Record : \$1,648/ft<sup>2</sup> (2014)

Avg Co-op Sales Price

**\$1.4M**

Prior Record : \$1.3M (2014)

## Summary, Cont.

Prices also reached new highs in the co-op market. The average price for a co-op was a record \$1.4 million, which represented a 9% increase over the average price in 2014. The median price, \$790,000, was also a record, and an 8% increase over last year.

## RESIDENTIAL SALES

**2015:** \$24.0 Billion  
(Projected)

**2014:** \$22.8 Billion

CityRealty projects that total Manhattan co-op and condo sales volume will be approximately \$24 billion for the full calendar year of 2015, based on the \$21 billion recorded through Nov. 30 and accounting for seasonality and properties currently in contract. Total sales volume in 2014 was \$22.8 billion.

2014

**12,900**  
UNITS

2015 (Projected)

**12,700**  
UNITS

In addition, CityRealty projects that there will be approximately 12,700 sales through the end of 2015, a decline from the 12,900 recorded in 2014. There were 11,100 co-op and condo closings recorded through the first 11 months of 2015.

## NEW DEVELOPMENT SALES

**2014**  
**\$4.1 Billion**  
850 Units

**2015 (Projected)**  
**\$5.2 Billion**  
1,340 Units

CityRealty projects that new development sales will reach roughly \$5.2 billion through the end of 2015, an increase from the \$4.1 billion in new condo sales recorded in 2014. Roughly 1,340 new condo sales are expected to be recorded through the end of 2015, as compared to 850 last year.

## 2015 RECORDS, CONT.

Most Expensive  
Co-op Sale

**\$77.5M**

834 Fifth Avenue, #1112A

Prior Record: \$71.3M (2014)  
740 Park Avenue, #12/13B

## CITYREALTY Building of the Year

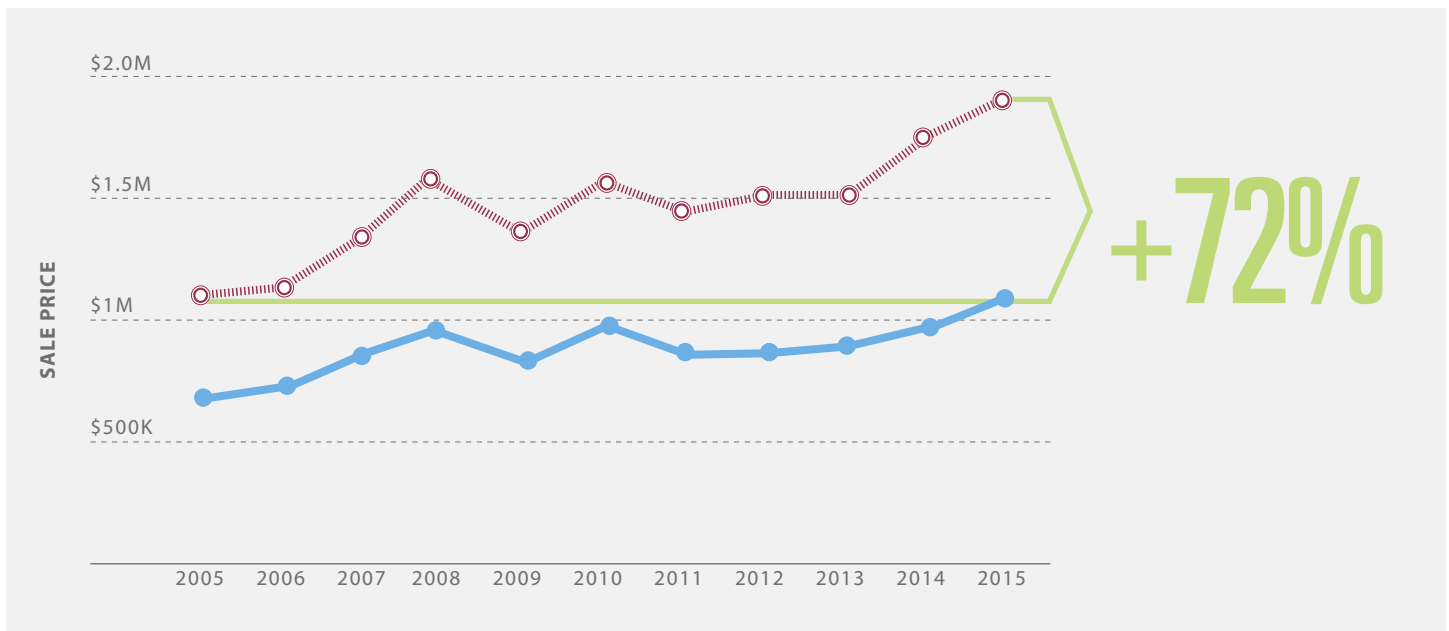


Readers of CityRealty's blog 6sqft chose the new development Via, the large and architecturally bold rental building at 625 West 57<sup>th</sup> Street, as the 2015 Building of the Year. The Bjarke Ingels-designed project has more than 700 units and is constructed in a tetrahedron shape. The winner was selected from a pool of 12 notable structures, including 432 Park Avenue and 53W53. It was the second year of the poll; in 2014, readers selected 45 East 22<sup>nd</sup> Street as the Building of the Year.

# Manhattan Residential Market

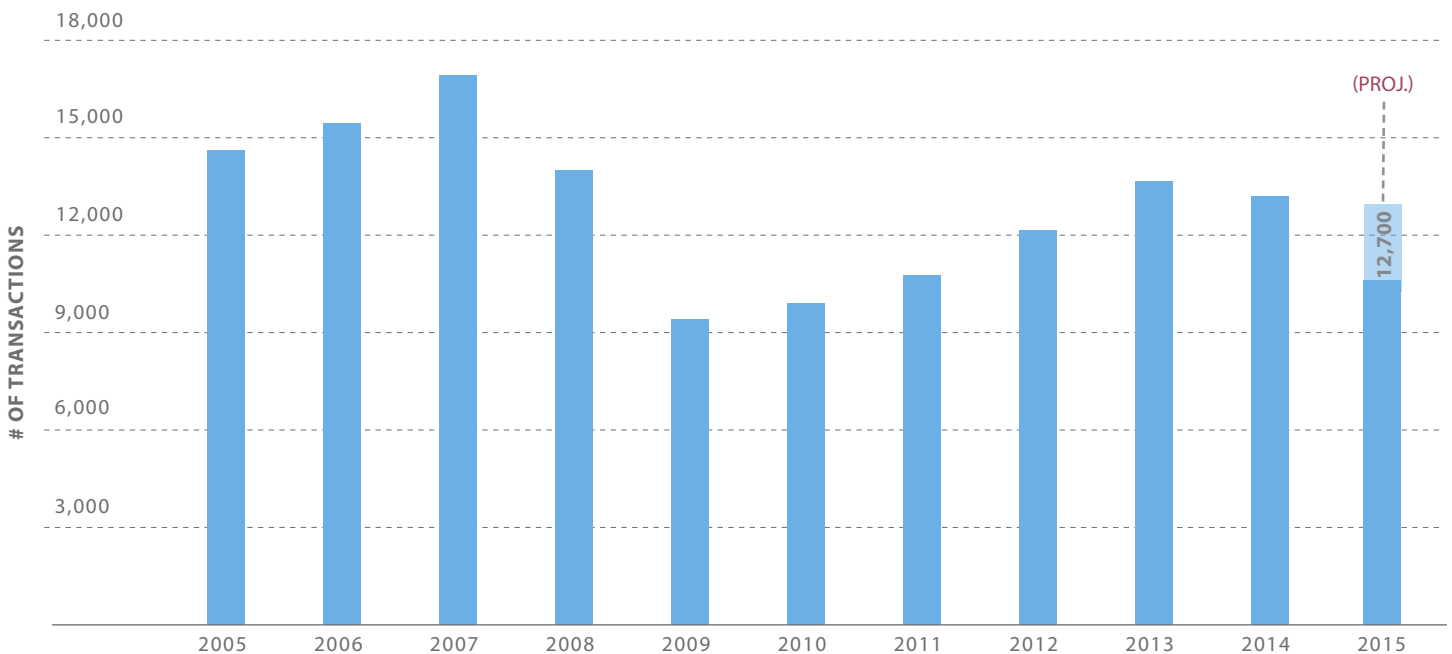
Average and median sales prices for all residential units in Manhattan—both condos and co-ops—have increased significantly since 2005. This year's average apartment price of \$1.9 million is 72% higher than in 2005. This year's median price of \$1.1 million is 60% higher than it was in 2005.

## Average and Median Sales Prices Since 2005 for Co-ops and Condos



KEY: AVG PRICE (red dotted line) MEDIAN PRICE (blue solid line)

## Transaction Volume Since 2005 for Co-ops and Condos

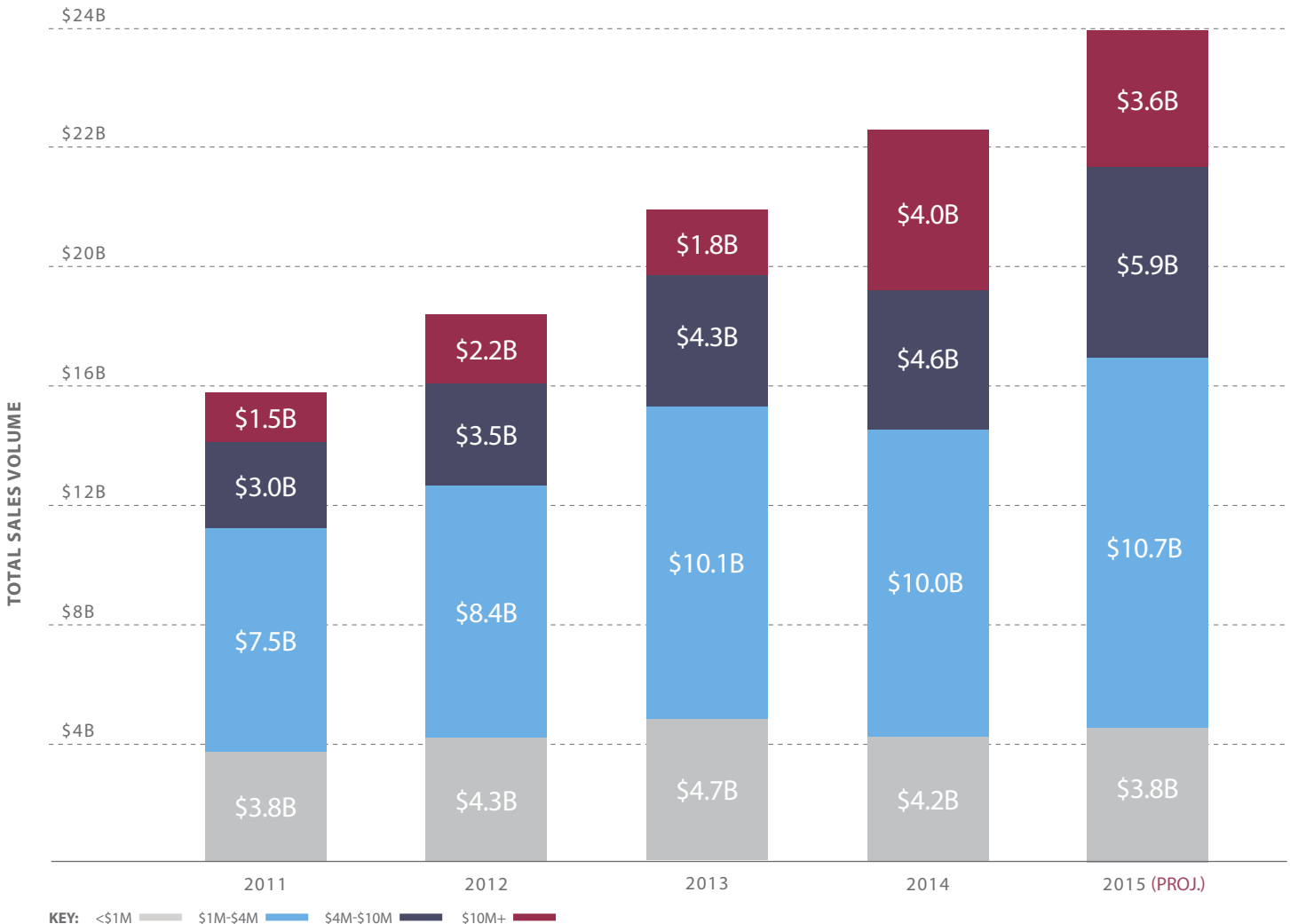


Note: 2015 statistics are based on closings recorded through Nov. 30, 2015; projected totals are for full 2015 calendar year.

# Sales Breakdown

The graph below illustrates the rise in sales of high-priced units over the past few years. Although total sales of apartments over \$10 million are projected to decline from \$4 billion in 2014 to \$3.6 billion in 2015, aggregate sales between \$4 and \$10 million are projected to increase from \$4.6 billion last year to \$5.9 billion this year.

## Total Sales by Price, Year-by-Year



YEAR	ALL SALES		\$10 MILLION +		
	TOTAL SALES	TOTAL # OF SALES	# OF SALES	TOTAL SALES	% OF TOTAL
2015 (PROJ.)	\$24 Billion	12,700	190	\$3.6 Billion	15%
2014	\$22.8 Billion	12,895	214	\$4 Billion	18%
2013	\$21 Billion	13,921	123	\$1.8 Billion	9%
2012	\$18.3 Billion	12,250	118	\$2.2 Billion	12%
2011	\$15.7 Billion	10,933	90	\$1.5 Billion	9%



# Top 25 Sales By Closing Price

Through Nov. 30 the top sale of the year is a \$91.5 million sale at One57, which is the second most expensive condo sale ever recorded in New York City, following a \$100 million sale in the same building in 2014. The second most expensive sale, a \$77.5 million closing at 834 Fifth Avenue, represents the most expensive co-op sale ever recorded in New York.

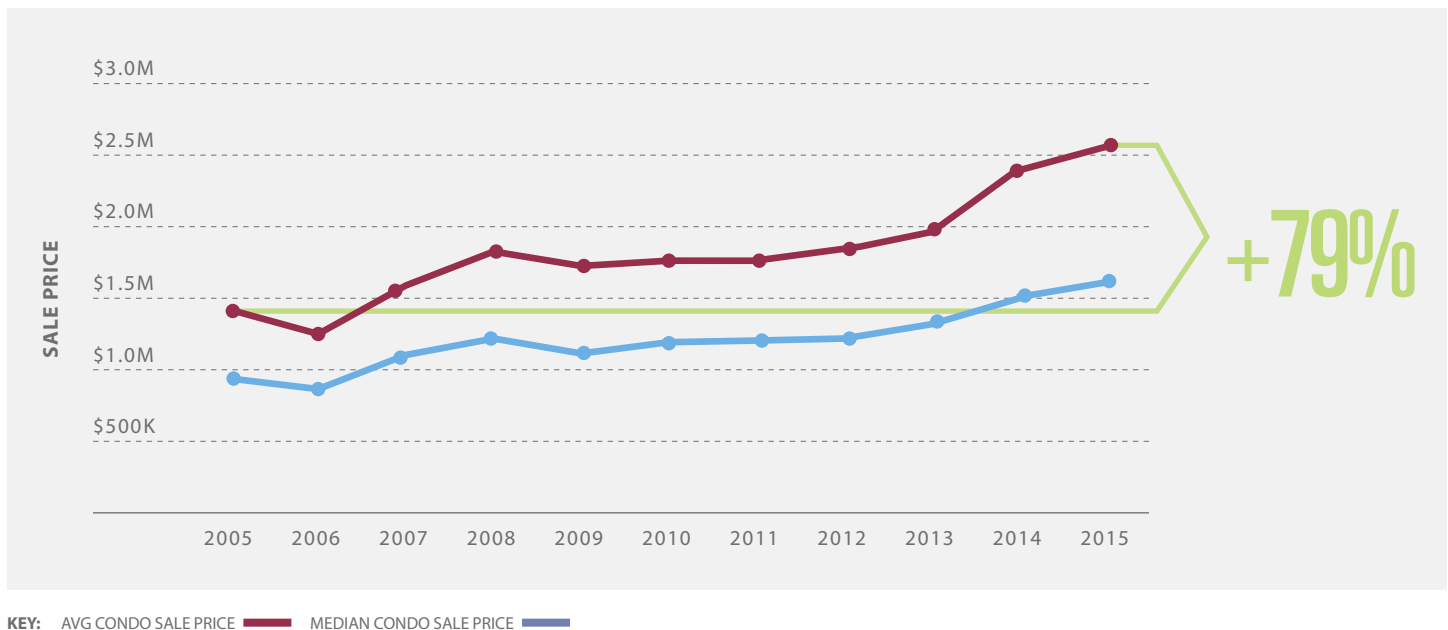


BUILDING, UNIT	UNIT TYPE	SQUARE FEET	CLOSING PRICE	PRICE / SQ FT
One57, #75	Condo	13,544 ft <sup>2</sup>	\$91.5M	\$6,759 /ft <sup>2</sup>
834 Fifth Avenue, #1112A	Co-op	N/A	\$77.5M	N/A
Sherry Netherland Hotel, #1801	Co-op	N/A	\$67.5M	N/A
Carlton House, #PH	Condop	8,988 ft <sup>2</sup>	\$52.0M	\$5,785 /ft <sup>2</sup>
Time Warner Center, #PH78	Condo	8,275 ft <sup>2</sup>	\$50.9M	\$6,153 /ft <sup>2</sup>
One57, #77	Condo	6,240 ft <sup>2</sup>	\$47.8M	\$7,657 /ft <sup>2</sup>
One57, #88	Condo	6,231 ft <sup>2</sup>	\$47.4M	\$7,602 /ft <sup>2</sup>
One57, #86	Condo	6,236 ft <sup>2</sup>	\$47.4M	\$7,596 /ft <sup>2</sup>
15 Central Park West, #1819B	Condo	5,610 ft <sup>2</sup>	\$45.0M	\$8,021 /ft <sup>2</sup>
The Charles, #PH1	Condo	11,747 ft <sup>2</sup>	\$37.9M	\$3,230 /ft <sup>2</sup>
15 Central Park West, #8A	Condo	4,565 ft <sup>2</sup>	\$35.0M	\$7,667 /ft <sup>2</sup>
One57, #54B	Condo	5,475 ft <sup>2</sup>	\$34.4M	\$6,278 /ft <sup>2</sup>
The New Museum Building, #12M	Condo	7,837 ft <sup>2</sup>	\$34M	\$4,338 /ft <sup>2</sup>
Trump International, #PH51B	Condo	5,018 ft <sup>2</sup>	\$33M	\$6,576 /ft <sup>2</sup>
737 Park Avenue, #PH	Condo	6,003 ft <sup>2</sup>	\$32.7M	\$5,440 /ft <sup>2</sup>
One57, #53B	Condo	5,475 ft <sup>2</sup>	\$30.7M	\$5,604 /ft <sup>2</sup>
One57, #67A	Condo	4,483 ft <sup>2</sup>	\$30.0M	\$6,701 /ft <sup>2</sup>
1040 Fifth Avenue, #14A	Co-op	4,700 ft <sup>2</sup>	\$30.0M	\$6,383 /ft <sup>2</sup>
250 West Street, #PH	Condo	5,718 ft <sup>2</sup>	\$29.5M	\$5,159 /ft <sup>2</sup>
778 Park Avenue, #15	Co-op	N/A	\$28.5M	N/A
One57, #67B	Condo	4,116 ft <sup>2</sup>	\$28.0M	\$6,804 /ft <sup>2</sup>
Time Warner Center, #71A	Condo	3,902 ft <sup>2</sup>	\$27.0M	\$6,920 /ft <sup>2</sup>
15 Central Park West, #35C	Condo	2,761 ft <sup>2</sup>	\$25.9M	\$9,390 /ft <sup>2</sup>
150 Charles Street, #12C/14C	Condo	5,486 ft <sup>2</sup>	\$25.5M	\$4,648 /ft <sup>2</sup>
The Greenwich Lane, #PH	Condo	4,927 ft <sup>2</sup>	\$25.5M	\$5,174 /ft <sup>2</sup>

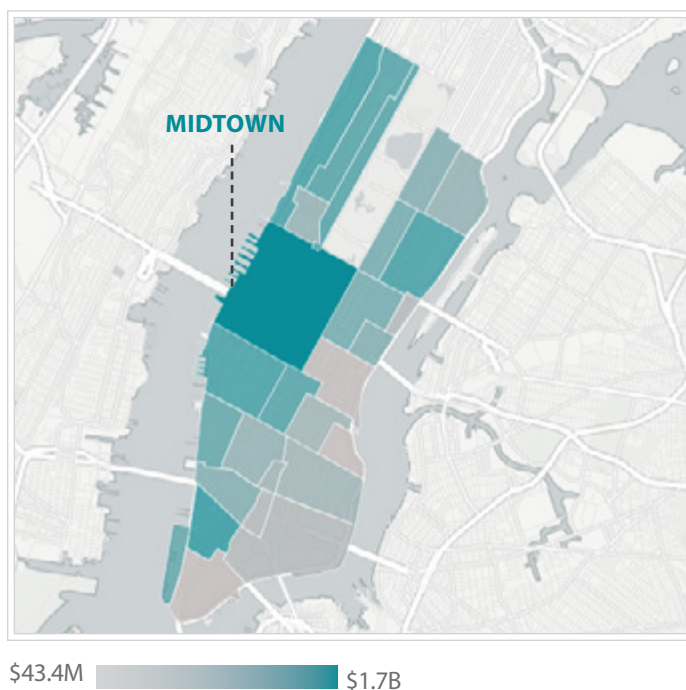
# Manhattan Condo Market

The average price of a condominium was a record \$2.6 million through Nov. 30, 2015, increasing 79% from 2005, when it was \$1.4 million, and surpassing last year's all-time high, \$2.5 million. The average price-per-foot for condos, \$1,732/ft<sup>2</sup>, was up from last year's average, \$1,648/ft<sup>2</sup>. The median sales price for condos, \$1.6 million, has increased 71% percent from 2005, when it was \$935,000.

## Average and Median Sales Price



## Aggregate Sales by Neighborhood



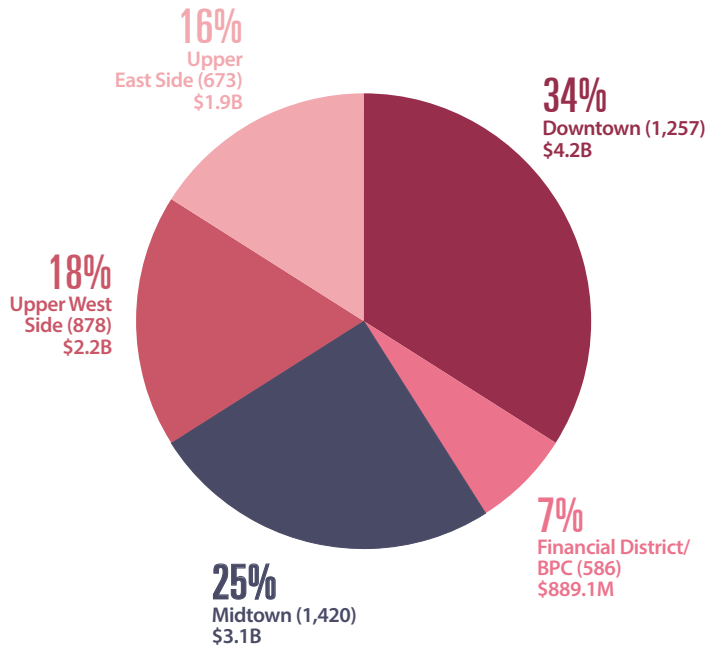
## Sales Summary, Year-by-Year

YEAR	AVERAGE SALE PRICE	AGGREGATE SALES	AVERAGE PRICE / FT <sup>2</sup>	TOTAL # OF SALES
2015	\$2.6M	\$14.0B (PROJ.)	\$1,732 /ft <sup>2</sup>	5,500 (PROJ.)
2014	\$2.5M	\$13.4B	\$1,648 /ft <sup>2</sup>	5,446
2013	\$2.0M	\$11.8B	\$1,430 /ft <sup>2</sup>	5,896
2012	\$1.9M	\$9.9B	\$1,307 /ft <sup>2</sup>	5,297
2011	\$1.8M	\$8.9B	\$1,263 /ft <sup>2</sup>	5,006
2010	\$1.8M	\$9.7B	\$1,219 /ft <sup>2</sup>	5,433
2009	\$1.8M	\$8.2B	\$1,226 /ft <sup>2</sup>	4,642
2008	\$1.8M	\$14.7B	\$1,339 /ft <sup>2</sup>	7,997
2007	\$1.6M	\$13.7B	\$1,237 /ft <sup>2</sup>	8,542
2006	\$1.3M	\$9.2B	\$1,083 /ft <sup>2</sup>	7,236
2005	\$1.4M	\$8.2B	\$1,077 /ft <sup>2</sup>	5,731



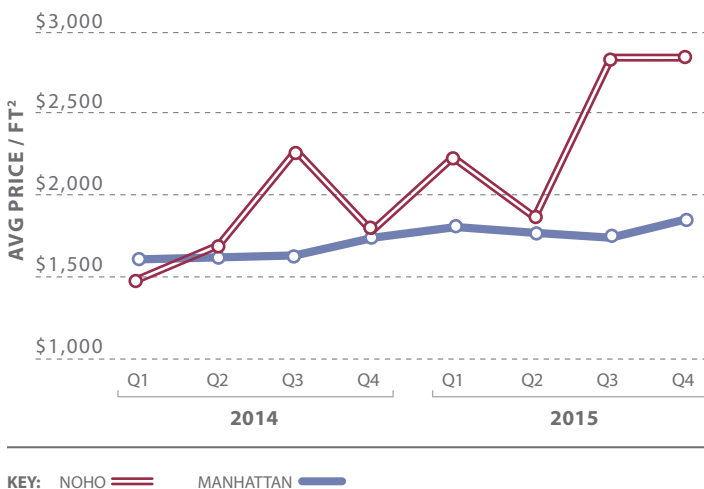
# Manhattan Condo Sales Summary

## 2015 Total Sales by Region



## Top Price Gainer : NoHo

Condo prices in NoHo rose 27% in 2015, more than any other neighborhood. This increase is largely attributable to high-priced closings at the new development The Schumacher. The graph below compares prices in the neighborhood to prices in all Manhattan condos.



DOWNTOWN	2015 PRICE AVG*	UNITS SOLD
NoHo	\$2,583 / ft² (+27%)	24
West Village	\$2,295 / ft² (+8%)	106
Greenwich Village	\$2,201 / ft² (+18%)	61
SOHO	\$2,125 / ft² (7%)	57
Flatiron/Union Square	\$2,061 / ft² (-2%)	221
NoLiTa/Little Italy	\$2,011 / ft² (+11%)	41
Chelsea	\$1,983 / ft² (+11%)	278
Tribeca	\$1,967 / ft² (+14%)	238
Gramercy Park	\$1,761 / ft² (+2%)	93
East Village	\$1,589 / ft² (+1%)	100
Lower East Side	\$1,335 / ft² (+15%)	38

FINANCIAL DISTRICT / BPC	2015 PRICE AVG*	UNITS SOLD
Battery Park City	\$1,406 / ft² (+16%)	250
Financial District	\$1,286 / ft² (+4%)	336

MIDTOWN	2015 PRICE AVG*	UNITS SOLD
Midtown West	\$1,855 / ft² (-8%)	695
Midtown East	\$1,674 / ft² (+9%)	187
Turtle Bay/United Nations	\$1,618 / ft² (+23%)	164
Murray Hill	\$1,513 / ft² (+19%)	346
Beekman/Sutton Place	\$1,397 / ft² (+15%)	28

UPPER EAST SIDE	2015 PRICE AVG*	UNITS SOLD
Park/Fifth Ave. to 79th St.	\$3,168 / ft² (+16%)	49
Carnegie Hill	\$1,855 / ft² (+6%)	95
Lenox Hill	\$1,648 / ft² (+5%)	350
Yorkville	\$1,305 / ft² (+9%)	170

UPPER WEST SIDE	2015 PRICE AVG*	UNITS SOLD
Central Park West	\$2,103 / ft² (-5%)	190
Lincoln Center	\$1,791 / ft² (+9%)	103
Riverside Dr./West End Ave.	\$1,586 / ft² (+4%)	327
Broadway Corridor	\$1,546 / ft² (+1%)	251

\*Percentage changes are calculated over the same 11 month period of 2014.

# Top 25 Condo Buildings By Aggregate Sales

For the first 11 months of 2015, sales at One57 far outpaced sales at all other buildings, totaling \$565 million, with an average price-per-foot of \$5,149. The new Upper West Side development One Riverside Park, where closings began this year, was the second biggest selling building, with \$316 million in closings through the end of November.

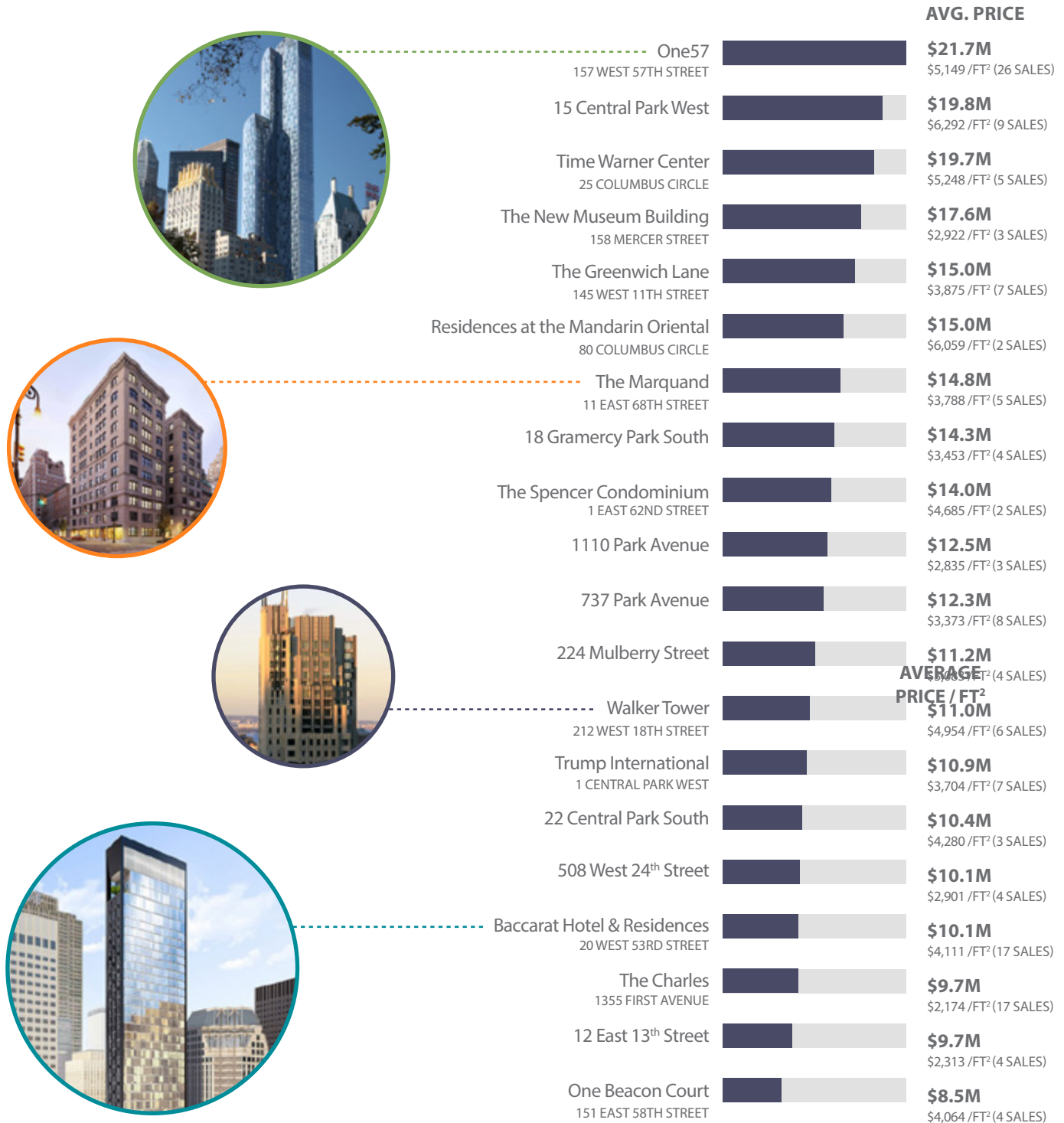


BUILDING, UNIT	# OF TRANSACTIONS	AGGREGATE SALES	AVG PRICE/FT <sup>2</sup>
One57, 157 West 57th Street	26	\$564.9M	\$5,149 /ft <sup>2</sup>
One Riverside Park, 50 Riverside Boulevard	122	\$315.9M	\$1,670 /ft <sup>2</sup>
150 Charles Street	38	\$294.5M	\$2,533 /ft <sup>2</sup>
River & Warren, 212 Warren Street	88	\$253.2M	\$1,739 /ft <sup>2</sup>
50 United Nations Plaza	38	\$208.9M	\$2,540 /ft <sup>2</sup>
500 West 21st Street	31	\$179.9M	\$2,515 /ft <sup>2</sup>
15 Central Park West	9	\$178.4M	\$6,292 /ft <sup>2</sup>
Baccarat Hotel & Residences, 20 West 53rd Street	17	\$171.8M	\$4,111 /ft <sup>2</sup>
Halcyon, 305 East 51st Street	66	\$166.8M	\$1,760 /ft <sup>2</sup>
35XV, 35 West 15th Street	35	\$165.8M	\$2,419 /ft <sup>2</sup>
The Charles, 1355 First Avenue	17	\$164.7M	\$2,174 /ft <sup>2</sup>
325 Lex	110	\$159.7M	\$1,928 /ft <sup>2</sup>
Sterling Mason, 71 Laight Street	20	\$136.9M	\$2,485 /ft <sup>2</sup>
540West, 540 West 49th Street	91	\$115.8M	\$1,535 /ft <sup>2</sup>
Manhattan House, 200 East 66th Street	34	\$113.2M	\$2,135 /ft <sup>2</sup>
The Greenwich Lane, 145 West 11th Street	7	\$105.2M	\$3,875 /ft <sup>2</sup>
Time Warner Center, 25 Columbus Circle	5	\$98.7M	\$5,248 /ft <sup>2</sup>
737 Park Avenue	8	\$98.2M	\$3,373 /ft <sup>2</sup>
Huys, 404 Park Avenue South	24	\$95.9M	\$2,193 /ft <sup>2</sup>
Stella Tower, 435 West 50th Street	32	\$93.9M	\$1,995 /ft <sup>2</sup>
Fifty Third and Eighth, 301 West 53rd Street	61	\$90.8M	\$1,715 /ft <sup>2</sup>
15 William NY, 15 William Street	58	\$88.4M	\$1,458 /ft <sup>2</sup>
Seven Harrison, 7 Harrison Street	12	\$85.7M	\$2,840 /ft <sup>2</sup>
Philip House, 141 East 88th street	13	\$79.2M	\$2,568 /ft <sup>2</sup>
530 Park Avenue	14	\$78.5M	\$3,382 /ft <sup>2</sup>

# Most Expensive Condo Buildings

## By Sales Price

Prices in One57 were higher than any other building in 2015, with units selling for an average of \$21.7 million. 15 Central Park West was the second most expensive building, with an average sales price of \$19.8 million.



# Pricing of Top 25 Condo Buildings

Prices at the top 25 most-expensive condo buildings in Manhattan -- as ranked by price-per-square-foot -- have increased at a faster rate than overall condo prices since 2005. The average price at the 25 most expensive buildings increased from \$2,093/ft<sup>2</sup> in 2005 to \$3,951/ft<sup>2</sup> in 2015, which represents a rise of 89%. By comparison, prices at all condos in Manhattan have increased 61% since 2005, from \$1,077/ft<sup>2</sup> to the current \$1,732/ft<sup>2</sup>.

## +89%

Avg Price/ft<sup>2</sup>  
Top 25 Condos  
2005 - 2015



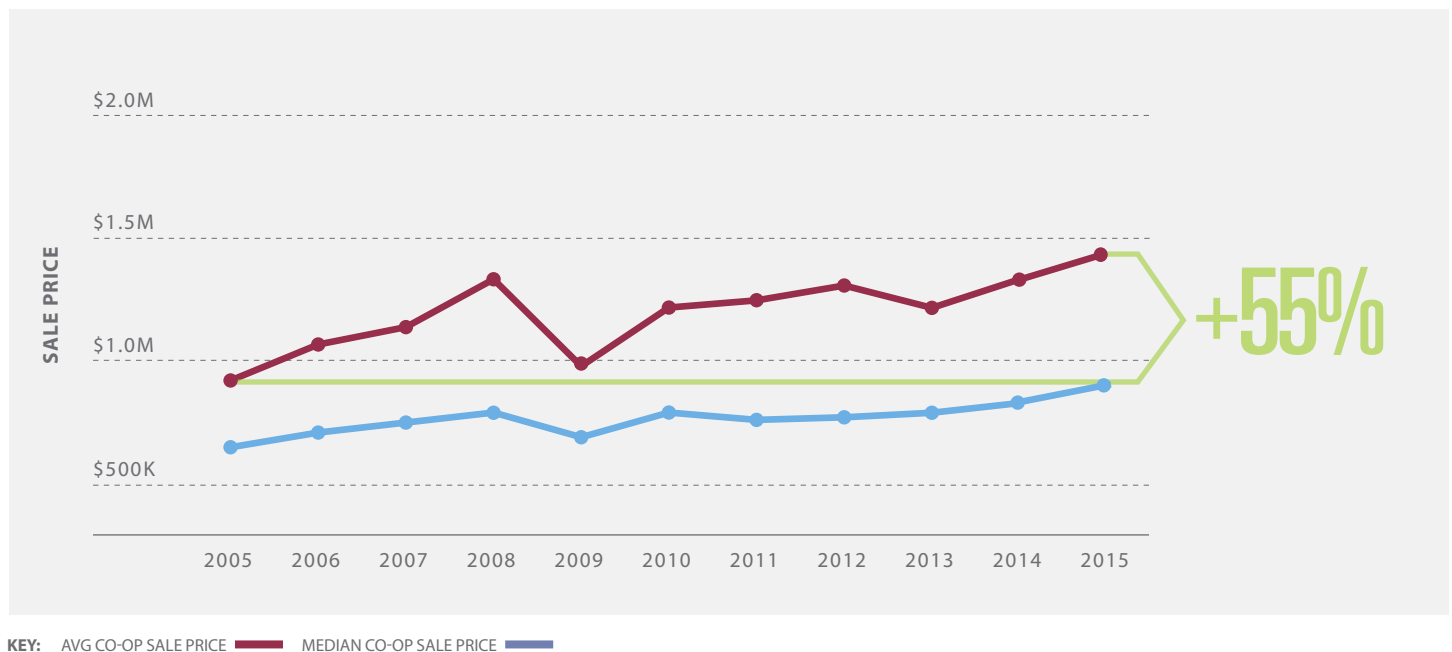
YEAR	ALL CONDO SALES		TOP 25 BUILDINGS	
	AVG PRICE / FT²	TOTAL # OF SALES	AVG PRICE / FT²	# OF SALES
2015	\$1,732 /ft²	5,500 (PROJ.)	\$3,951 /ft²	180 (PROJ.)
2014	\$1,648 /ft²	5,446	\$3,942 /ft²	299
2013	\$1,430 /ft²	5,896	\$3,383 /ft²	179
2012	\$1,307 /ft²	5,297	\$3,253 /ft²	162
2011	\$1,263 /ft²	5,006	\$3,024 /ft²	131
2010	\$1,219 /ft²	5,433	\$2,825 /ft²	216
2009	\$1,226 /ft²	4,642	\$2,731 /ft²	198
2008	\$1,339 /ft²	7,997	\$3,294 /ft²	353
2007	\$1,237 /ft²	8,542	\$2,875 /ft²	342
2006	\$1,083 /ft²	7,236	\$2,219 /ft²	183
2005	\$1,077 /ft²	5,731	\$2,093 /ft²	302



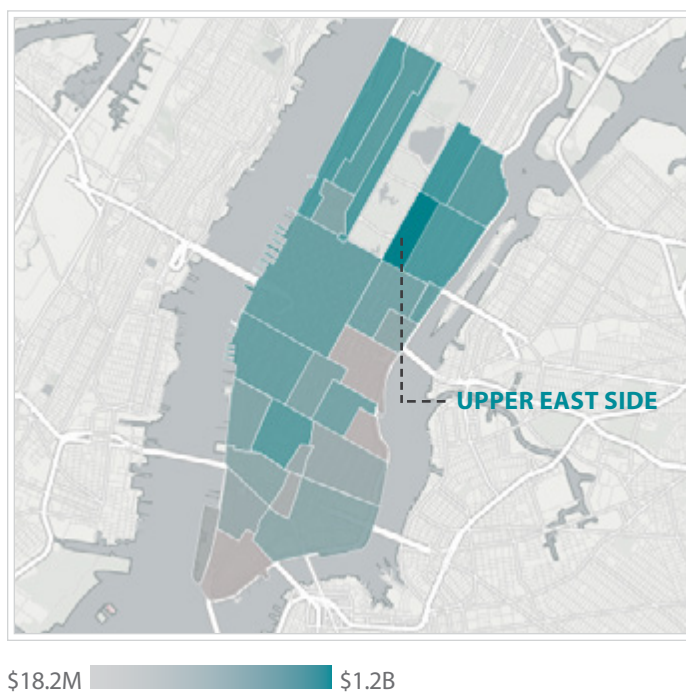
# Manhattan Co-op Market

Through Nov. 30, 2015, the average sales price for co-ops was \$1.4 million, the highest on record, edging out the previous record of \$1.3 million, which was set only last year. The median sales price for co-ops, \$790,000, increased 36% from 2005, when it was \$579,500.

## Average and Median Sale Price



## Aggregate Sales by Neighborhood



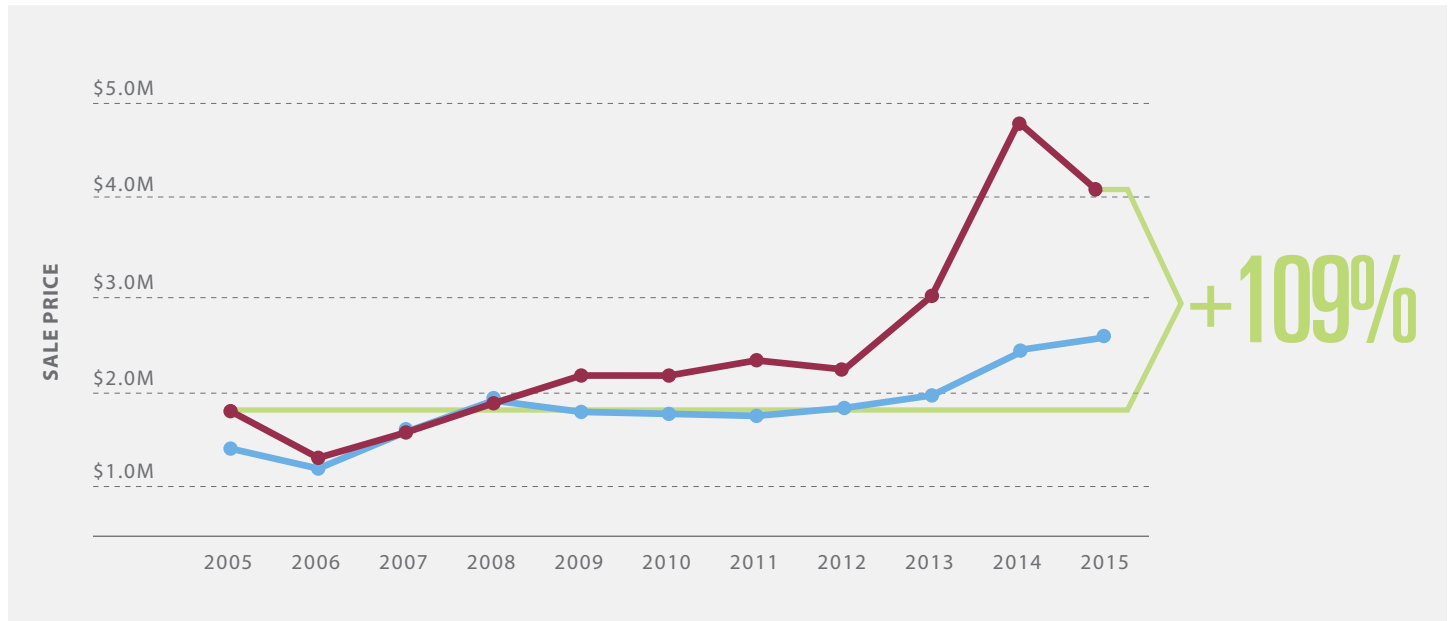
## Sales Summary, Year-by-Year

YEAR	AVERAGE SALE PRICE	AGGREGATE SALES	# OF SALES
2015	\$1.4M	\$10.0B	7,200 (PROJ.)
2014	\$1.3M	\$9.4B	7,452
2013	\$1.1M	\$9.2B	8,037
2012	\$1.2M	\$8.4B	6,990
2011	\$1.1M	\$6.8	5,956
2010	\$1.1M	\$5.5B	4,909
2009	\$975K	\$4.8B	4,928
2008	\$1.3M	\$7.5B	6,043
2007	\$1.1M	\$9.1B	8,505
2006	\$1.0M	\$8.0B	7,950
2005	\$893K	\$8.0B	8,958

# New Developments

Sales at new development condominiums increased dramatically by number of closings in 2015, though the average price fell year-over-year. A projected 1,340 new development unit sales will be recorded through the end of the year. As of Nov. 30, 1,168 new condominium sales had been recorded. The average price of new condominiums dipped from \$4.8 million in 2014 to \$3.9 million in 2015.

## Average and Median Sale Price

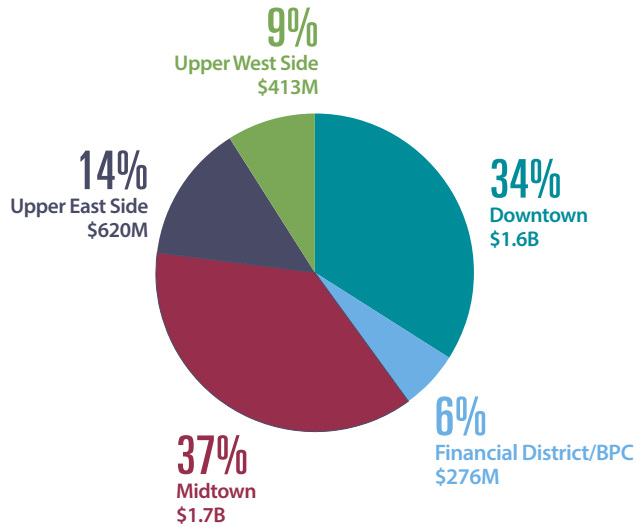


KEY: NEW DEVELOPMENTS ■ ALL CONDO SALES ■

YEAR	ALL CONDO SALES			NEW DEVELOPMENTS		
	AVG PRICE	AVG PRICE /FT <sup>2</sup>	UNIT SALES	AVG PRICE	AVG PRICE /FT <sup>2</sup>	UNIT SALES
2015	\$2.6M	\$1,732 /ft <sup>2</sup>	5,500 (PROJ.)	\$3.9M	\$2,073 /ft <sup>2</sup>	1,340 (PROJ.)
2014	\$2.5M	\$1,648 /ft <sup>2</sup>	5446	\$4.8M	\$2,193 /ft <sup>2</sup>	846
2013	\$2.0M	\$1,430 /ft <sup>2</sup>	5896	\$3.2M	\$1,656 /ft <sup>2</sup>	842
2012	\$1.9M	\$1,307 /ft <sup>2</sup>	5297	\$2.2M	\$1,387 /ft <sup>2</sup>	869
2011	\$1.8M	\$1,263 /ft <sup>2</sup>	5006	\$2.2M	\$1,385 /ft <sup>2</sup>	1083
2010	\$1.8M	\$1,219 /ft <sup>2</sup>	5433	\$2.1M	\$1,263 /ft <sup>2</sup>	1964
2009	\$1.8M	\$1,226 /ft <sup>2</sup>	4642	\$2.1M	\$1,341 /ft <sup>2</sup>	2401
2008	\$1.8M	\$1,339 /ft <sup>2</sup>	7997	\$1.9M	\$1,349 /ft <sup>2</sup>	5548
2007	\$1.6M	\$1,237 /ft <sup>2</sup>	8542	\$1.6M	\$1,250 /ft <sup>2</sup>	5244
2006	\$1.3M	\$1,083 /ft <sup>2</sup>	7236	\$1.3M	\$1,091 /ft <sup>2</sup>	4002
2005	\$1.4M	\$1,077 /ft <sup>2</sup>	5731	\$1.8M	\$1,139 /ft <sup>2</sup>	1821

# New Developments, Cont.

## NEW DEVELOPMENTS BY REGION



REGION	TOTAL SALES	AVERAGE PRICE / FT <sup>2</sup>	TOTAL UNIT SALES
Downtown	\$1.6B	\$2,327 / ft <sup>2</sup>	301
Financial District-BPC	\$276M	\$1,698 / ft <sup>2</sup>	95
Midtown	\$1.7B	\$2,089 / ft <sup>2</sup>	487
Upper East Side	\$620M	\$2,281 / ft <sup>2</sup>	115
Upper West Side	\$413M	\$1,644 / ft <sup>2</sup>	170

## % OF TOTAL CONDO SALES

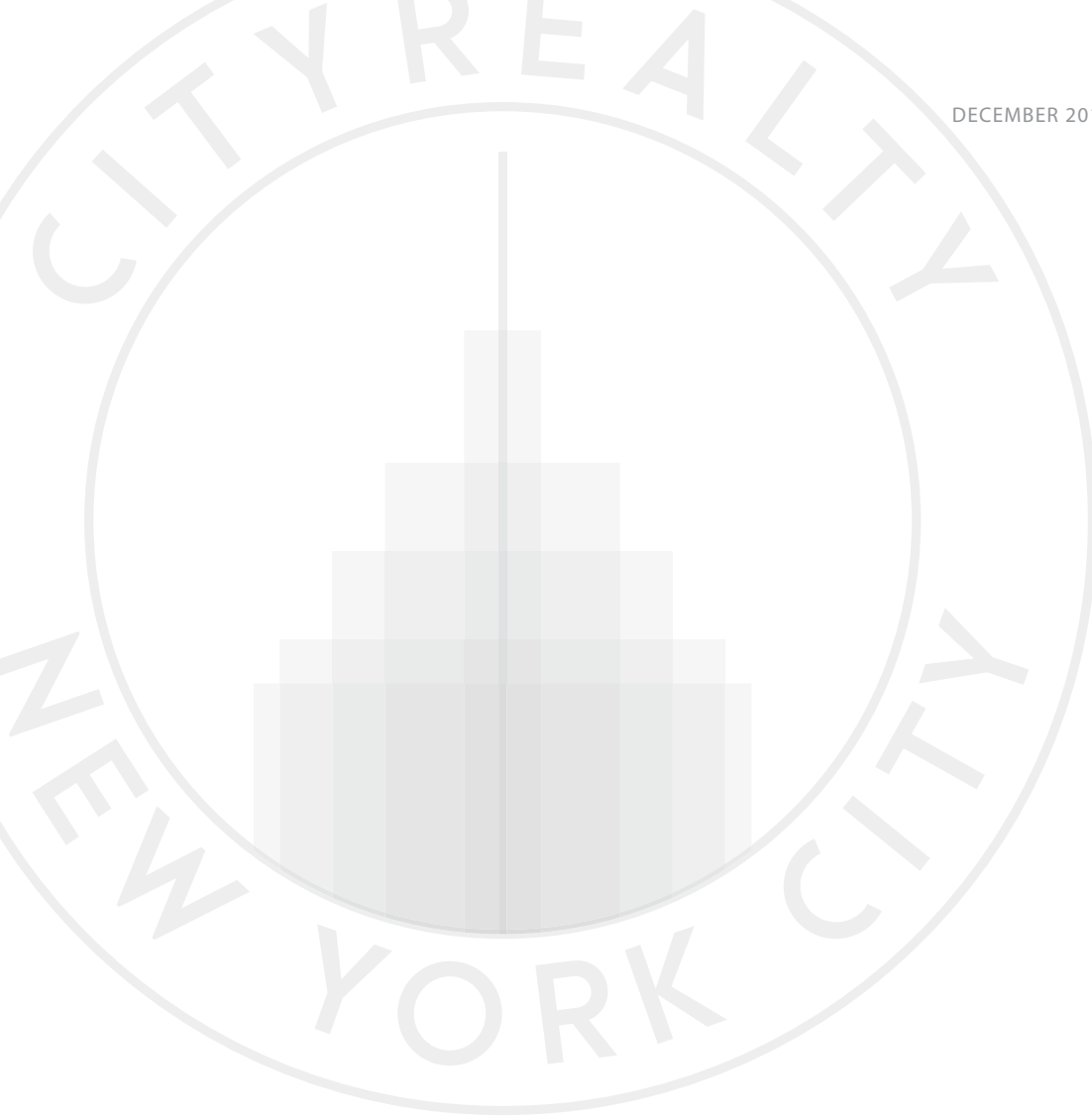
<p><b>16%</b></p> <p>850 OF 5,446 UNITS</p> <p>2014</p>	<p><b>24%</b></p> <p>1,340 OF 5,500 UNITS (PROJ.)</p> <p>2015</p>
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## AGGREGATE SALES

<p><b>\$4.1</b></p> <p>BILLION</p> <p>2014</p>	<p><b>\$5.2</b></p> <p>BILLION (PROJ.)</p> <p>2015</p>
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## Top 10 New Developments by Aggregate Sales

BUILDING, ADDRESS	AGGREGATE SALES	TOTAL UNIT SALES	AVG SALE PRICE	AVG PRICE / FT <sup>2</sup>
One57, 157 West 57th Street	\$564.9M	26	\$21.7M	\$5,149 / ft <sup>2</sup>
One Riverside Park, 50 Riverside Boulevard	\$315.9M	122	\$2.6M	\$1,670 / ft <sup>2</sup>
150 Charles Street	\$294.5M	38	\$7.7M	\$2,533 / ft <sup>2</sup>
River & Warren, 212 Warren Street	\$253.2M	88	\$2.9M	\$1,739 / ft <sup>2</sup>
50 United Nations Plaza	\$208.9M	38	\$5.5M	\$2,540 / ft <sup>2</sup>
500 West 21st Street	\$179.9M	31	\$5.8M	\$2,515 / ft <sup>2</sup>
Baccarat Hotel & Residences, 20 West 53rd Street	\$171.8M	17	\$10.1M	\$4,111 / ft <sup>2</sup>
Halcyon, 305 East 51st Street	\$166.8M	66	\$2.5M	\$1,760 / ft <sup>2</sup>
35XV, 35 West 15th Street	\$165.8M	35	\$4.7M	\$2,419 / ft <sup>2</sup>
The Charles, 1355 First Avenue	\$164.7M	17	\$9.7M	\$2,174 / ft <sup>2</sup>



Visit [www.cityrealty.com](http://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.