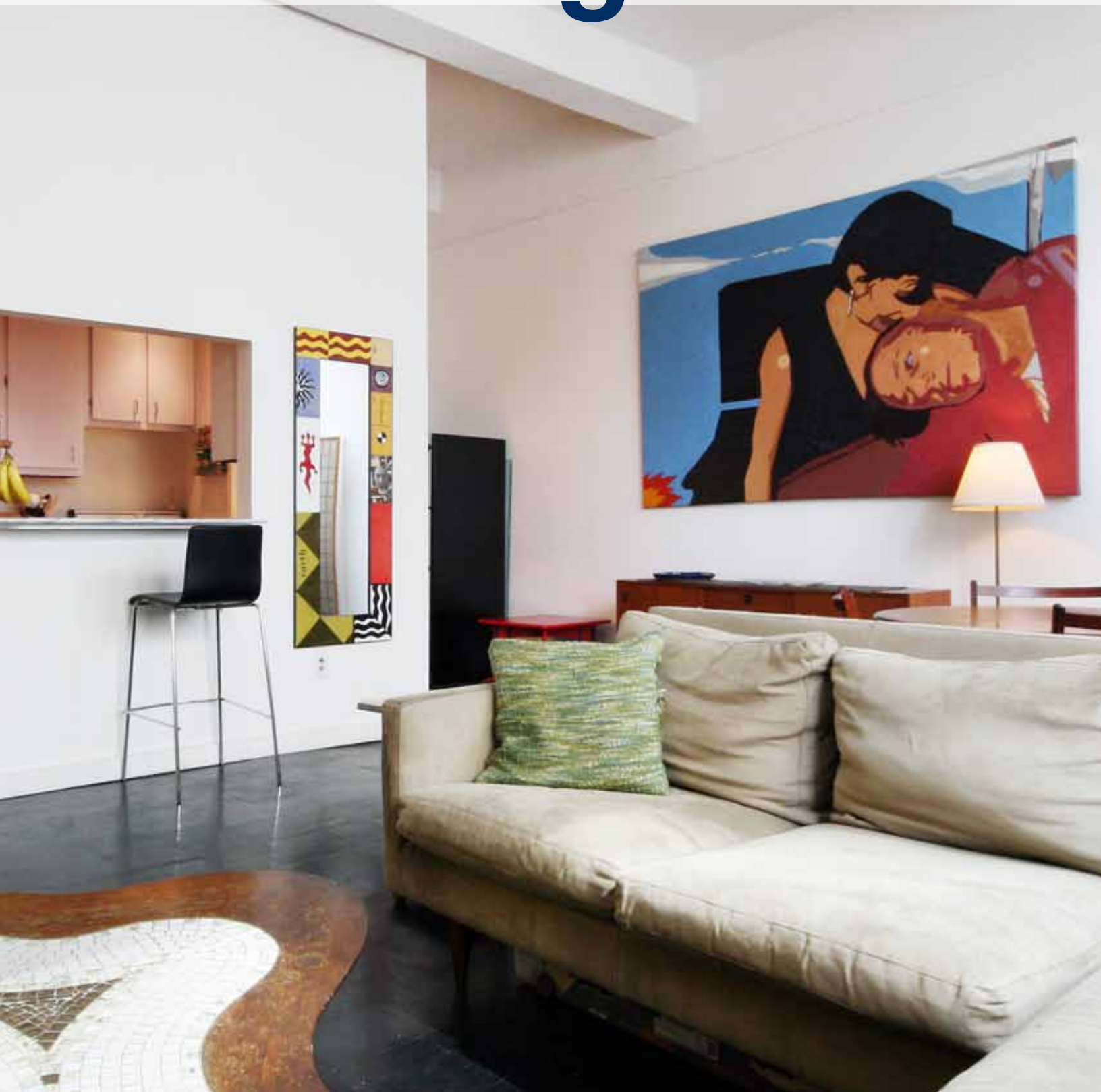


CitiLiving

NOVEMBER/DECEMBER 2009



CitiHabitats

MORE BROKER PER SQ FT



We find more New Yorkers homes than any other firm

- Over 900,000 visits per month
- Top 1% ranking among NYC-based real estate firms
- Feeds to Google and New York Times
- Top “real estate” ranking with the #1 search engine
- Extensive resources for buyers, sellers, and renters

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East Village
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Upper East Side
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212.774.3800

Gramercy/Flatiron
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212.685.7300

Greenwich Village
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Upper West Side
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CitiHabitats
MORE BROKER PER SQ FT

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experience speaks louder
than words



New Development Consulting Services

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CoverStory



96 SCHERMERHORN STREET #8F

1 BR/1 BA

\$410,000

This stunning one bedroom home has lofty ceilings, a beautifully renovated open kitchen, oversized windows, tons of closet space and a large lofted storage area. The building is a short walk to the 2,3,4,5,A,C,F,G,R and J

subway lines, Smith Street Restaurant Row, and Trader Joe's. This is a full service building with bicycle storage and a rooftop deck with sweeping views of the harbor and Downtown Manhattan.

Dylan R Murphy: 646.342.7169 WebID#: 853977

Downtown



88 GREENWICH STREET #3302 1 BR / 1 BA **\$995,000**

Open and airy one bedroom enjoys exquisite direct southern views of the Hudson River, Governor's Island, and the Downtown cityscape from the exclusive Tower of the building. There are only 5 units per floor and laundry right across the hall.

Tracie Hamersley 917.647.0056

WebID#: 711044



78 RIDGE STREET #2F 2 BR / 1 BA **\$927,985**

700 square feet of private terrace. Huge floor to ceiling windows. Recessed lighting through out. Dual Southern & Eastern exposures with great sun and views of the Bridge. Living room with large dining alcove .

Vik (Vivek) Kukar 917.715.9171

WebID#: 624002



88 GREENWICH STREET #320 Studio / 1 BA **\$449,000**

This large studio is a perfect starter apartment or pied-a-terre. Unit features soaring ceilings and oversized windows. Pass-thru kitchen and tiled bath; big closet. It's designer ready or move right in and call it home. Start enjoying all of the exceptional amenities of this established condominium, and the convenience of this downtown location.

Elizabeth "Betsy" Buhler 917.603.3307 **WebID#: 496908**



4 LEXINGTON AVENUE #1A 2 BR / 2BA **\$639,000**

This duplex home is currently configured as a true 2 bedroom with a real staircase and small living room but can also be configured as a 1 bedroom with larger living room. Please also note that this space permits "live/work," as it can be utilized as office space or mixed use. Full time doorman, laundry room, and storage are available to residents.

Martin Schwartz 917.734.0507

WebID#: 265284

Downtown



111 THIRD AVENUE #4C 1 BR/1 BA **\$625,000**

From spacious layout to renovated kitchen and bathroom, this apartment is a great find. The extra large living room has a spacious dining area. The kitchen is well equipped to practice all your chef's skills. It offers lots of storage.

Anna McCormick 917.605.0331

WebID#:541074



88 GREENWICH STREET #323 Studio /1 BA **\$524,000**

Spacious, flexible layout with high ceilings and oversized windows, this apartment can be easily converted to suit your needs. Large kitchen and bath, plus a wall of closets. One of the best deals to be found at \$866/sq ft, with low common charges, tax abatement and no board approval..

Elizabeth "Betsy" Buhler 917.603.3307 **WebID#:**



140 WEST 16TH STREET #5E Classic 6/1 BA **\$1,350,000**

This top floor home is approximately 1600 square feet with North, South and East exposures. When you enter the home you are immediately struck by its historic architectural elements. All of the elegant original details have been beautifully restored. A recent kitchen and bathroom renovation created a perfect mix of prewar beauty and modern convenience.

Brent Heine 646.763.0634

WebID#: 444317



50 AVENUE A #3D 2 BR /2BA **\$ 880,000**

You can have it all here with a great location, elevator building and stylish apartment. This large 2 bedroom 2 bath apartment is just under 1000 SF and has a great layout with good closets. Featuring beautiful finishings, gorgeous outdoor balcony and wood burning fireplace.

Keith Knight 646.298.7030

WebID#: 347715

Downtown



150 EAST 27TH STREET #3F 1 BR/1 BA \$495,000

This lovely one bedroom is designed as an ideal beginner home. The apartment showcases a well appointed layout with features such as stripped red oak hardwood flooring, northern exposure, abundant closet space, a spacious pass-thru kitchen as well as an over-sized living room and bedroom.

Jimmy Brett 917.687.4614

WebID#:388245



344 WEST 23RD STREET #1B 3 BR/2 BA \$980,000

Located in the heart of Chelsea, this wonderful and versatile duplex has 1378 square feet of space. The first floor has a spacious 30 foot living/dining area and a large master bedroom bathroom and kitchen with washer/dryer. A staircase leads down to the garden area which has 2 more bedrooms or offices as well as another bath room and sitting room with a second entrance.

Jeffrey Vogel 646.265.3614

WebID#: 917589

East Side



304 EAST 65TH STREET #4A 1 BR/1 BA \$699,000

This beautiful one bedroom apartment features a spacious living room with a wall of floor to ceiling windows offering open view and entry to wrap terrace. Custom made closet in a bedroom expands storage space. Separate kitchen with marble counter top and dishwasher. Marble bathroom with Jacuzzi offers private luxury.

Bozenna Tomera 917.828.6950

WebID#: 854766

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250 EAST 30TH STREET #8E Studio/1 BA \$499,000

Modern sunny loft-like studio featuring oversized windows, maple strip flooring and a gourmet kitchen with maple cabinetry, stainless steel appliances and granite countertop. Elegant marble bath. Building amenities include fitness room, lounge with entertainment system, wet bar, laundry on every floor, common storage and a beautiful landscaped roof-top deck with both city and river views.

Henrieta Szaffkova 917.428.3433

WebID#: 754647

Citi Living 4

East Side



336 EAST 50TH STREET #2B 1 BR /1 BA \$370,000

Spacious & quiet one bedroom apartment with southern exposure overlooking garden. Features: Entry foyer, separate modern kitchen, large living room with dining and office area, excellent closet space, tiled bathroom, queen size bedroom with deep and large closet can also accommodate a wardrobe as well as a single or double dresser.

Marie Dudoy 917.345.3339

WebID#:661759



520 EAST 81ST STREET #8BC 2BR /2 BA \$1,095,000

Sprawling 2 bedroom / 2 Bath home. Excellent move-in condition. Combined apartment offers an exceptional layout with optimal living space. The enormous master suite is highlighted by a separate home office. Stunning wood flooring with ornate mahogany trim throughout the apartment. Custom closets. Two marble bathrooms, in excellent condition.

John Carapella 917.716.1389

WebID#: 671950



315 EAST 68TH STREET #12E 3 BR /3BA

This amazing, mint-condition 1900 SF home is the perfect marriage of prewar charm and modern renovation, featuring two wood-burning fireplaces, 9' high beamed ceilings, hard-

Tracie Hamersley 917.647.0056 WebID#: 153857



\$1,900,000

wood strip floors and original details, coupled with high-end appliances like the Subzero fridge and Miele dishwasher and a ton of closets, all organized and several of them walk-in.

West Side



15 WEST 84TH STREET #3B 2 BR/1 BA \$829,000

This apartment features brand new custom 'Br-III' Brazilian hardwood floors, custom dimmer switch lighting controls, newly sanded walls, tons of natural light, peaceful rear-facing large king-sized master bedroom laden with classic beautiful corner wall of windows! Large entry foyer features built-in custom bookshelves, dining space/office in living room, recently updated windowed kitchen and updated bath in excellent condition.

Kali Valenzuela 917.562.7037

WebID#:157798



27 WEST 82ND STREET #4B 1BR/1 BA \$400,000

This quintessential Upper West Side apartment is the perfect find for a deal seeker! The kitchen has a great open design featuring a breakfast bar and stainless steel appliances. Its living area is nicely sized and its queen bedroom comes complete with a large California closet. A lovely skylight accents the renovated bath and hardwood flooring and good closet space are throughout the entire apartment.

Jeff Garlin 917.334.9343

WebID#: 506576



464 WEST 44TH STREET #PHA 1 BR/1.5 BA

This unique 828sf penthouse one bedroom with eastern exposure and lovely partial city and skyline views that can easily be admired from the floor-to-ceiling windows as well as the large glass balcony situated off of the living room. The kitchen is an open design and features Schuller dark oak cabinetry, Caesar Stone countertops, a

Jimmy Brett 917.687.4614 WebID#: 147625



\$1,050,000

Sub Zero refrigerator as well as Miele appliances. Both the master and half bathroom are porcelain tiled with frosted glass tiled walls and feature both Kohler and Toto fixtures. The en suite master bathroom includes a double vanity, glass-enclosed shower as well as a Kohler "Tea for Two" soaking tub.

Bronx



1100 GRAND CONCOURSE #1G 2 BR/1 BA

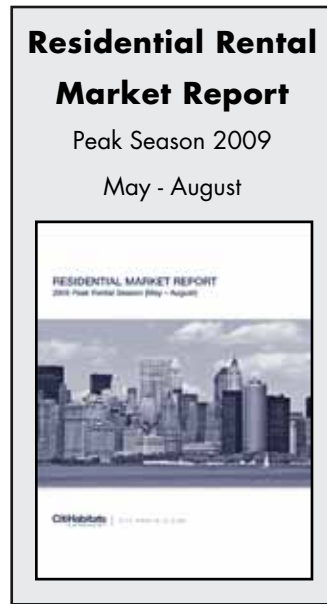
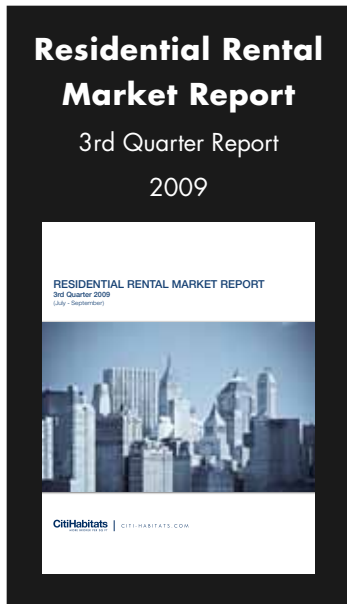
\$209,000

Considered by The New York Times as one of the most prominent residential buildings in the Bronx. You must see this gut renovated 2 bedroom in a prewar building that was built in 1928 and was originally called the John Ericsson Building. It has new electrical, new kitchen & bath. The kitchen features faux granite countertops,

stainless steel appliances as well as a new LG washer/dryer combo unit. Apartment features BRAND NEW hardwood floors throughout, a generous living room, windowed kitchen with new door to exclusive patio space & great closet space in the master bedroom.

Whitnie Payne 917.262.7680 WebID#: 925036

Market Reports



Citi Habitats Services & Programs



Citi Furnished specializes in providing both short and long-term furnished rentals with all the comforts of home. CitiFurnished.com



Citi Relocation provides personal attention and professional service from start to finish to help families, professionals and corporations with all of their relocation needs. CitiRelocation.com



Through Citi Outreach, Citi Habitats agents and staff give back to the community by supporting a number of local and national charity organizations. CitiHabitats.com/community



Citi Habitats' on-site marketing division represents many of New York's top developers and landlords. CHMarketingGroup.com

UPTOWN RESALE

(North of E 96th & W 110th)

Co-ops

Median Price	Avg Price per sq ft	STU	Median Price		
			1BR	2BR	3+BR
400K	478	191K	295K	417K	425K

Condos

Median Price	Avg Price per sq ft	STU	Median Price		
			1BR	2BR	3+BR
382K	590	N/A	360K	530K	N/A

WEST SIDE RESALE

(W 57th to W 110th / Central Park West to West Side Drive)

Co-ops

Median Price	Avg Price per sq ft	STU	Median Price		
			1BR	2BR	3+BR
744K	829	328K	526K	950K	1.763M

Condos

Median Price	Avg Price per sq ft	STU	Median Price		
			1BR	2BR	3+BR
1.290M	1,440	450K	735K	1.385M	3.350M

MIDTOWN WEST RESALE

(W 34th to W 57th / 5th Ave to West Side Highway)

Co-ops

Median Price	Avg Price per sq ft	STU	Median Price		
			1BR	2BR	3+BR
392K	585	300K	387K	750K	3.250M

Condos

Median Price	Avg Price per sq ft	STU	Median Price		
			1BR	2BR	3+BR
860K	1,112	540K	799K	1.050M	N/A

DOWNTOWN RESALE

(South of 34th / East to West)

Co-ops

Median Price	Avg Price per sq ft	STU	Median Price		
			1BR	2BR	3+BR
608K	825	383K	580K	920K	1.800M

Condos

Median Price	Avg Price per sq ft	STU	Median Price		
			1BR	2BR	3+BR
1.243M	1,076	499K	740K	1.500M	2.423M

MARKETWIDE

All Sales

Avg Price	Median Price	Avg Price per sq ft	STU	Median Price		
				1BR	2BR	3+BR
1.282M	799K	1,012	364K	590K	1.125M	2.535M

All Resales

Avg Price	Median Price	Avg Price per sq ft	STU	Median Price		
				1BR	2BR	3+BR
1.129M	725K	916	359K	571K	1.000M	2.195M

Co-ops

Median Price	Avg Price per sq ft	STU	Median Price		
			1BR	2BR	3+BR
615K	787	340K	525K	923K	1.950M

Condos

Median Price	Avg Price per sq ft	STU	Median Price		
			1BR	2BR	3+BR
1.100M	1,167	455K	730K	1.400M	2.700M

EAST SIDE RESALE

(E 57th to E 96th / 5th Ave to FDR Drive)

Co-ops

Median Price	Avg Price per sq ft	STU	Median Price		
			1BR	2BR	3+BR
741K	808	321K	523K	999K	2.300M

Condos

Median Price	Avg Price per sq ft	STU	Median Price		
			1BR	2BR	3+BR
1.150M	1,153	475K	737K	1.440M	2.500M

MIDTOWN EAST RESALE

(E 34th to E 57th / 5th Ave to FDR Drive)

Co-ops

Median Price	Avg Price per sq ft	STU	Median Price		
			1BR	2BR	3+BR
525K	696	290K	490K	883K	1.978M

Condos

Median Price	Avg Price per sq ft	STU	Median Price		
			1BR	2BR	3+BR
1.037M	1,125	450K	675K	1.500M	2.650M

LUXURY MARKET

All Resale

Median Price	Avg Price per sf	Average Sale Price
3.900M	1,928	4.648M

New Developments

Median Price	Avg Price per sf	Average Sale Price
4.929M	2,112	5.822M

Co-ops

Median Price	Avg Price per sf	Average Sale Price
3.288M	1,379	3.923M

Condos

Median Price	Avg Price per sf	Average Sale Price
3.700M	1,840	4.511M

NEW DEVELOPMENTS MARKETWIDE

Avg Price	Median Price	Avg Price per sq ft	STU	Median Price		
				1BR	2BR	3+BR
2.020M	1.498M	1,343	649K	850K	1.693M	3.590M

UPTOWN

(North of E 96th & W 110th)

New Developments

Median Price	Avg Price per sq ft	STU	Median Price		
			1BR	2BR	3+BR
580K	579	N/A	415K	635K	920K

WEST SIDE

(W 57th to W 110th / Central Park West to West Side Drive)

New Developments

Median Price	Avg Price per sq ft	STU	Median Price		
			1BR	2BR	3+BR
1.760M	1,445	760K	1.125M	1.850M	3.050M

MIDTOWN WEST

(W 34th to W 57th / 5th Ave to West Side Highway)

New Developments

Median Price	Avg Price per sq ft	STU	Median Price		
			1BR	2BR	3+BR
2.650M	2,232	592K	2.600M	2.110M	6.800M

EAST SIDE

(E 57th to E 96th / 5th Ave to FDR Drive)

New Developments

Median Price	Avg Price per sq ft	STU	Median Price		
			1BR	2BR	3+BR
2.403M	1,498	423K	750K	2.167M	4.475M

MIDTOWN EAST

(E 34th to E 57th / 5th Ave to FDR Drive)

New Developments

Median Price	Avg Price per sq ft	STU	Median Price		
			1BR	2BR	3+BR
1.171M	1,093	N/A	730K	1.370M	1.340M

DOWNTOWN

(South of 34th / East to West)

New Developments

Median Price	Avg Price per sq ft	STU	Median Price		
			1BR	2BR	3+BR
1.495M	1,331	595K	925K	1.825M	3.763M

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