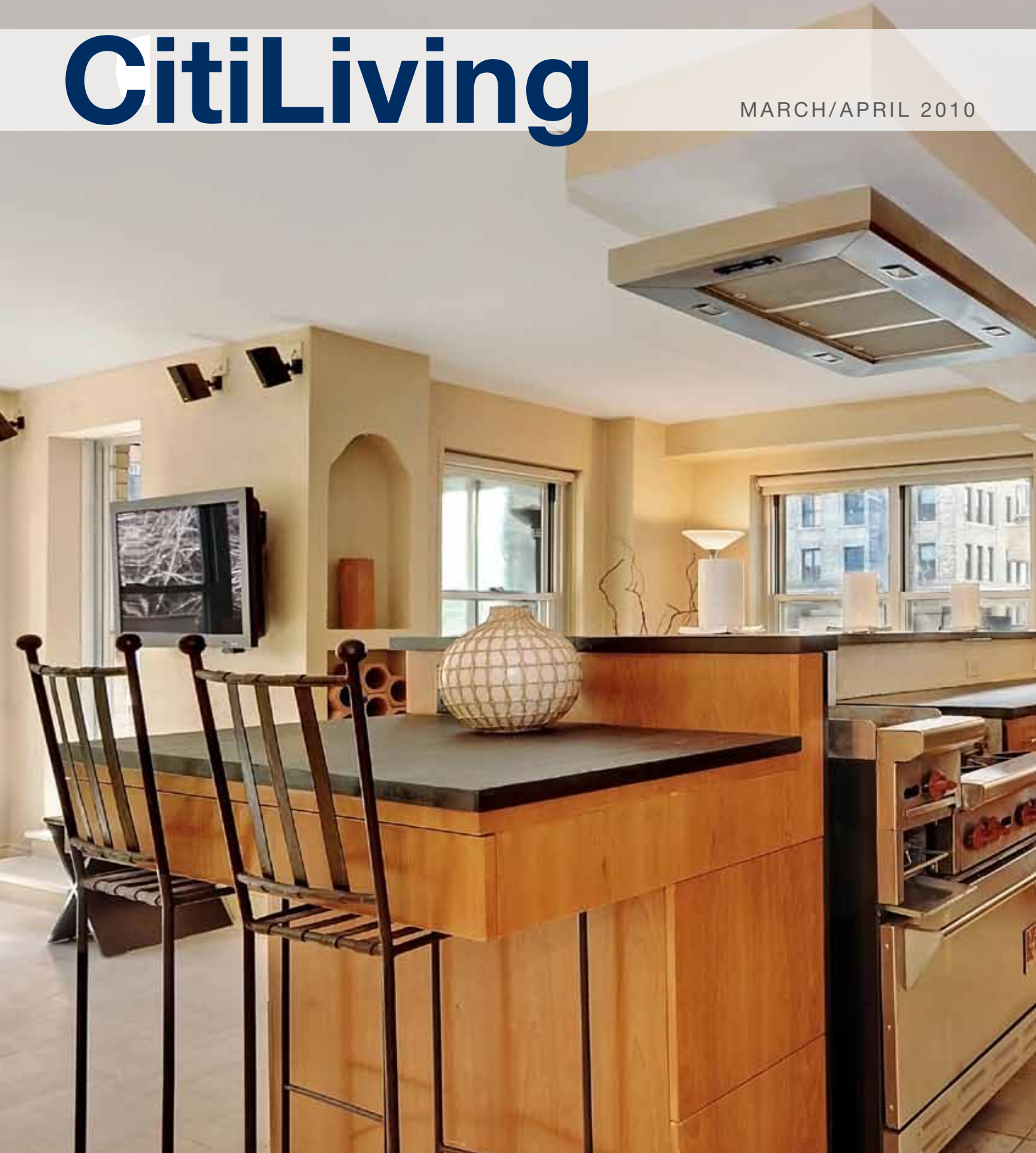


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MARCH/APRIL 2010



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experience speaks louder
than words



New Development Consulting Services

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CoverStory



20 EAST 9TH STREET, #3D

1 BR / 1 BA

\$1,200,000

Located in one of the toniest white glove co-ops in the Village, this beautiful apartment is what you've been waiting for: high-end kitchen with professional commercial grade chef's range, oversized, generous layout that includes a glass-enclosed sunroom, renovated bathroom, brand new

hardwood floors, new paint job, generous closets and storage (including an enormous walk-in closet), separate dining area, corner unit with east and south exposures, and finally to cap it all off, a huge private terrace.

Mark Chin | 646.491.1691 | WebID#: 936732

Downtown



88 GREENWICH STREET, #627 | 1 BR/1 BA **\$599,999**

Welcome to Manhattan's most ultra-luxurious, modern building. This stunning, serene, loft-like home features: 10.5 feet ceilings, gorgeous oversized windows, custom California Closets and custom lighting. The fabulous kitchen has SubZero and Viking appliances. Ultra lux lifestyle building with amenities including: 24 hr doorman/concierge, state of the state fitness center, sky deck w/panoramic views, business center and complimentary breakfast too!

Sonia Rehani | 917.686.9656

WebID#: 391955



88 GREENWICH STREET, #3302 | 1 BR/1 BA **\$925,000**

This converted Art Deco full-service building boasts every modern convenience, amenity and upgrade imaginable while maintaining the charm and spaciousness of the pre-war era. Despite the ridiculously low maintenance (just over \$1/SF) you have outstanding amenities, including a roof deck with towel service during the summer, sky lounge, concierge, and full-service fitness center.

Tracie Hamersley | 917.647.0056

WebID#: 711044



380 RECTOR PLACE, #4B | 2 BR/2 BA **\$1,200,000**

This gorgeous, perfectly situated apartment has it all: amazing views from every room, a renovated custom stainless steel kitchen with dishwasher, tastefully renovated bathrooms, washing machine, a private outdoor space and super bright west and north exposures. The building epitomizes full service with full-time doormen, a bike room, laundry on every floor, storage and a tremendous full-service gym with a 44 foot swimming pool and lounge deck overlooking the Hudson River.

Mark Chin | 646.491.1691

WebID#: 966418



290 SIXTH AVENUE, #5B | 1BR/1BA **\$749,000**

Picture-perfect Masterpiece! This exquisite one bedroom, one bathroom residence exudes unique details and pre-war charm. This rarely available residence is located within an impeccably maintained pre-war elevator co-op building in the heart of Greenwich Village. The building includes such amenities as laundry facilities, additional storage, a live-in superintendent, as well as wrought-iron fenced gardens that flank the building.

Jimmy Brett | 917.687.4614

WebID#: 538070

Downtown



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

This 2 bedroom, one bath home includes a 700 sq ft private terrace and huge, floor to ceiling, triple paned windows, as well as recessed lighting throughout. The unit features dual southern & eastern exposures with great sun and views of the Williamsburg Bridge. The living room includes a large dining alcove. Generous 9ft ceilings and Toto bathroom fixtures, as well as a video intercom system complete this home.

Vik (Vivek) Kukar | 917.715.9171
Martin Somerstein | 917.628.4768

WebID#: 624002



791 GREENWICH STREET, #5 | 2 BR/1 BA **\$1,195,000**

This pre-war co-op apartment has charm and flair. A two-flight walk up brings you to a peaceful west facing sunny apartment with 9.5 foot ceilings. The building is situated close to the Meatpacking District, Hudson Park and many fabulous stores and restaurants. Large eat in windowed kitchen and windowed bathroom are just some of the features to this special West Village home.

Lucie Holt | 917.770.4953

WebID#: 642094

East Side



200 EAST 24TH STREET, #802 | 1 BR/1 BA **\$649,000**

Fully renovated one bedroom with finished wood floors and custom built-ins is move-in ready. The open, well equipped kitchen features wood butcher block counters and stainless steel appliances. Enjoy abundant closet space and beautiful travertine bathroom. Take advantage of all the amenities of this full service building in fabulous Gramercy including a shared roof deck and 24 hour doorman. Pets welcome!

Elaine Mayers | 917.319.7828

WebID#: 346222



250 EAST 30TH STREET, #10J | 1BR/1BA **\$695,000**

Spacious one bedroom with gourmet pass-thru kitchen. Maple cabinets, granite counters and GE stainless steel appliances. Marble bathroom with porcelain tile flooring and beautiful hardwood floors. Oversized floor to ceiling corner windows with dramatic views to the West and South. Extra ceiling height and additional windows in living room and bedroom. Building features 24-hour doorman/concierge service, a fitness room, landscaped roof garden, and residents lounge.

Marvin Vipler | 917.570.0706

WebID#: 636885

East Side



120 EAST 36TH STREET, #12F | 1 BR/1 BA **\$479,000**

This sun-filled, spacious one bedroom home features refinished wood floors, high ceilings, and unobstructed south facing open views from both the living room and the bedroom. The building has a doorman, first floor income, strong financials, and is on a charming, tree-lined block off of Park Avenue on 36th Street. This home is located in the heart of Murray hill historic district close to Bryant Park, sidewalk cafes, local shops, and most subway lines.

Luis Restrepo | 917.861.5255

WebID#: 837355



315 EAST 68TH STREET, #12E | 3 BR/3 BA **\$1,900,000**

This amazing, mint-condition approx 2000 SF home is the perfect marriage of pre-war charm and modern renovation, featuring two wood-burning fireplaces, 9' high beamed ceilings, hardwood strip floors and original details, coupled with high-end appliances like the Sub Zero fridge and Miele dishwasher and a ton of closets, all organized and several of them walk-in. All three bedrooms are quite spacious, and there are three full baths, two en suite, all windowed.

Tracie Hamersley | 917.647.0056

WebID#: 153857



520 EAST 81ST STREET, #8BC | 2 BR/2 BA **\$1,025,000**

This sprawling 2 Bed / 2 Bath home is in excellent move-in condition. The enormous master suite is highlighted by a separate home office. This home features two marble bathrooms, each in excellent condition, as well as a separate windowed kitchen. The unit has sunny south/north/west exposures. The Salem House is a full service condominium featuring 24hr doorman/concierge service, garage, laundry service, live-in super and a resident-only roof deck.

John Carapella | 917.716.1389

WebID#: 671950



370 EAST 76TH STREET, #807C | 1BR/1BA **\$694,000**

Spectacular Upper East Side home in this much sought after full service building featuring 24hr doorman, elevators and rooftop swimming pool. This very spacious Junior 4 has been recently renovated with beautiful solid oak wood floors, skimmed walls and ceilings plus a charming windowed bathroom. The gigantic king size bedroom comes with abundant closet space. The whole apartment is flooded with light from its south/west exposure and oversized windows.

John Amo Doyle | 917.297.8562

WebID#: 630907

West Side



230 RIVERSIDE DRIVE, #17L | STUDIO **\$499,000**

Unparalleled views and two terraces are features of this pre-war condominium on Riverside Drive and West 95th Street. This home is an updated studio with excellent hardwood floors as well as pre-war moldings and details throughout. The building is located just two blocks from the express subway and easy access to dog walks & Riverside Park. This home is pet friendly.

Agnes Beaugendre | 917.940.9268

WebID#: 400299



320 CENTRAL PARK WEST, #11B | 2 BR / 2.5 BA **\$2,650,000**

This pre-war classic five in the Ardsley has stunning direct views of Central Park including the reservoir and all the way to Fifth Avenue. Situated on the 11th floor, the apartment has been meticulously maintained and retains its pre-war details: high, beamed ceilings, crown moldings, herringbone wood floors, and large windows. One of Manhattan's most important Art Deco residential buildings, the Ardsley was designed by Emery Roth.

Mark Chin | 646.491.1691

WebID#: 649630



325 WEST 52ND STREET, #1A | 2 BR / 1 BA **\$945,000**

This beautifully designed and unusually spacious duplex in the vibrant Clinton area is in sublime move-in condition. This home boasts a living room and entertainment space flooded with natural light from its oversized southern exposure windows! There are not one but two working brick fireplaces, a flexible, flowing layout, and unheard-of amounts of storage. Located in the heart of Clinton, this home is in the center of it all.

Satish Thakersey | 917.699.0035

WebID#: 599851



230 RIVERSIDE DRIVE, #18G | STUDIO **\$435,000**

This pre-war condominium features beautiful hardwood floors, windowed kitchen, GE Profile appliances, marble countertops, pre-war moldings details, a new digital HVAC unit, and unparalleled views. The bathroom features new tile and vanity. 230 RSD is a full service pre-war condominium just minutes away from the subway.

Cord J. Stahl | 917.992.0431

WebID#: 714096

West Side



445 WEST 19TH STREET, #5G | 1 BR /1 BA **\$649,000**

Located in popular Chelsea, this wonderful, spacious, quiet and bright one bedroom is in a recently renovated elevator condo. This home is steps to the new High Line Park and all West Chelsea nightlife. The unit also features a lovely terrace, a large bedroom and kitchen and bath in good condition. An excellent value, this home won't stay on the market for long.

Laurie Lewis | 917.887.0759

WebID#: 965612



514 WEST END AVENUE, #8-9A | 4 BR/3.5 BA **\$3,975,000**

This beautiful family-sized duplex showcases oak hardwood flooring throughout, as well as decorative floor and crown moldings and overhead lighting. The home's oversized windows highlight the north, south and east exposures. This home has 4 bedrooms, including a grand master suite. The 3 full baths feature deep soaking tubs and rain shower heads. This spectacular home is located within a pre-war full-service co-op that is pet friendly and staffed by a 24-hour doorman and live-in super.

Jimmy Brett | 917.687.4614

WebID#: 132062

Brooklyn



127 MESEROLE STREET, #4B | 1 BR /1.5 BA **\$485,000**

This 1122 sq ft penthouse is a one bedroom duplex with attic loft. Enjoy the roof terrace that is yours, and only yours! The condo comes with Bosch appliances, which include a dishwasher, microwave, a customized Caesar Stone Sushi bar, Washer/Dryer hook-up and a balcony (in addition to your roof deck). The condo is on a quiet block in Williamsburg, however, it is in close proximity to a variety of grocery markets, restaurants and boutiques. Just 15 minutes from Manhattan.

Jamella Swift | 917.803.1147

WebID#: 893097



3 WEST 122ND STREET, #5A | 1 BR /1 BA **\$565,000**

A beautifully updated corner apartment with spectacular views: south to the Empire State Building and west to St. John the Divine. Originally a legal 2 bedroom apartment, it has been opened up and one bedroom is now a formal dining room. This makes for ideal flow from room to room, not to mention making full advantage of the spectacular natural light.

Michael Lockley | 347.920.1928

WebID#: 222526

UPTOWN RESALE

(North of E 96th & W 110th)

Co-ops

Median Price	Avg Price per sq ft	STU	Median Price		
			1BR	2BR	3+BR
450K	515	N/A	399K	470K	630K

Condos

Median Price	Avg Price per sq ft	STU	Median Price		
			1BR	2BR	3+BR
487K	476	N/A	305K	499K	812K

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
705K	849	338K	540K	940K	1.806M

Condos

Median Price	Avg Price per sq ft	STU	Median Price		
			1BR	2BR	3+BR
970K	1,394	551K	713K	1.250M	3.810M

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
500K	758	N/A	470K	N/A	N/A

Condos

Median Price	Avg Price per sq ft	STU	Median Price		
			1BR	2BR	3+BR
720K	976	420K	655K	975K	2.575M

DOWNTOWN RESALE

(South of 34th / East to West)

Co-ops

Median Price	Avg Price per sq ft	STU	Median Price		
			1BR	2BR	3+BR
564K	849	395K	573K	1.090M	1.513M

Condos

Median Price	Avg Price per sq ft	STU	Median Price		
			1BR	2BR	3+BR
1.248M	1,054	465K	805K	1.448M	2.400M

MARKETWIDE

All Sales

Avg Price	Median Price	Avg Price per sq ft	STU	Median Price		
				1BR	2BR	3+BR
1.335M	795K	1,006	390K	615K	1.125M	2.450M

All Resales

Avg Price	Median Price	Avg Price per sq ft	STU	Median Price		
				1BR	2BR	3+BR
1.161M	725K	936	375K	600K	1.050M	2.225M

Co-ops

Median Price	Avg Price per sq ft	STU	Median Price		
			1BR	2BR	3+BR
622K	811	360K	532K	961K	1.895M

Condos

Median Price	Avg Price per sq ft	STU	Median Price		
			1BR	2BR	3+BR
950K	1,125	483K	720K	1.200M	2.565M

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
740K	806	324K	510K	1.100M	2.395M

Condos

Median Price	Avg Price per sq ft	STU	Median Price		
			1BR	2BR	3+BR
975K	1,094	355K	698K	1.000M	2.536M

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
523K	719	326K	520K	987K	3.725M

Condos

Median Price	Avg Price per sq ft	STU	Median Price		
			1BR	2BR	3+BR
794K	1,052	448K	770K	1.115M	2.598M

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LUXURY MARKET

All Resale

Median Price	Avg Price per sf	Average Sale Price
3.900M	1,985	4.967M

New Developments

Median Price	Avg Price per sf	Average Sale Price
5.950M	2,272	6.774M

Co-ops

Median Price	Avg Price per sf	Average Sale Price
2.600M	1,428	3.656M

Condos

Median Price	Avg Price per sf	Average Sale Price
3.185M	1,901	4.556M

NEW DEVELOPMENTS MARKETWIDE

Avg Price	Median Price	Avg Price per sq ft	Median Price			
			STU	1BR	2BR	3+BR
1.966M	1.191M	1,213	638K	725K	1.695M	3.375M

UPTOWN

(North of E 96th & W 110th)

New Developments

Median Price	Avg Price per sq ft	STU	Median Price		
			1BR	2BR	3+BR
465K	559	N/A	330K	535K	1.050M

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
2.175M	1,400	N/A	935K	2.490M	3.113M

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
855K	1,141	445K	829K	1.250M	N/A

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
2.650M	1,508	N/A	690K	1.788M	4.260M

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
1.068M	1,183	N/A	1.060M	865K	N/A

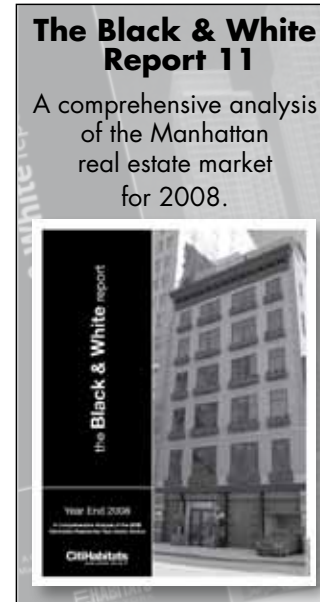
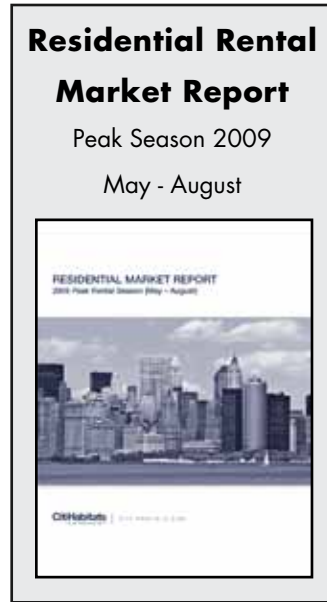
DOWNTOWN

(South of 34th / East to West)

New Developments

Median Price	Avg Price per sq ft	STU	Median Price		
			1BR	2BR	3+BR
999K	1,188	715K	700K	1.750M	3.707M

Market Reports



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