

CitiSales

SUMMER 2011



CitiHabitats

MORE BROKER PER SQ FT



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

CITI-HABITATS.COM

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32 East 22nd Street
212.260.9720

East Village
37 Third Avenue
212.937.8500

Upper East Side
1456 First Avenue
212.774.3800

Gramercy/Flatiron
27 East 22nd Street
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Greenwich Village
214 Sullivan Street
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Upper West Side
465 Columbus Avenue
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Citi Habitats is owned and operated by NRT LLC.

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experience speaks louder
than words



New Development Consulting Services

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CoverStory



250 EAST 53RD STREET, 2804

3BR/3BA

\$2,895,000

This corner unit, 3 bedroom, 3 bath condominium offers unobstructed skyline, Chrysler Building, bridge, and East River views. The kitchen features a breakfast bar, custom designed walnut cabinetry and wine refrigerator.

The master bathroom features travertine floors and a “tea for two” soaking tub. Located in the Veneto, building amenities include an exclusive lounge and kids playroom, outdoor garden, and an Equinox gym for building residents only.

Danny Davis | 917.776.8564 | WebID#: 132418

Downtown



270 WATER STREET, 4R | LOFT/1 BA **\$1,050,000**

Rarely available historic loft! Situated on one of the quietest cobblestone streets in the historic South Street Seaport stands this charming mid 19th-century co-op. This home features original hand-hewn timber columns, original beams, exposed brick and wide plank hardwood floors. Recently remodeled as a 1 bedroom plus home office (used as a child's room), the unit features treetop views to the west and south, and top-of-the-line appliances including a washer/dryer, Miele dishwasher, and Viking stove and microwave.

David Barker | 347.756.8556

WebID#: 389881



15 BROAD STREET, 1630 | 2 BR/1 BA **\$1,070,000**

Fabulous 'Mansion in the Sky' with all interiors designed by world-renowned architect, Philippe Starck. This loft offers a voluminous interior, oversized windows, soaring beamed ceilings & light maple hardwood floors. The top-of-the-line stainless steel & granite gourmet kitchen. The luxurious marble bathroom, with Starck designed Toto & Hansgrohe fixtures, has a closet within that houses a Bosch washer/dryer. The building includes ultra-luxury services & amenities offered exclusively to its residents.

Jackie Chan-Brown | 646.584.4181

WebID#: 269286



88 GREENWICH STREET, 1809 | 2BR/2BA **\$1,650,000**

Rare chance to own a corner 2 bedroom apartment in Downtown's coveted 88 Greenwich Street condominium. Southwest exposures with beautiful park and water views. The windowed kitchen (complete with Sub Zero fridge, Viking cooking range), luxurious marble baths, king sized bedrooms, custom built-ins, washer/dryer has a generous floor plan make this a luxurious place to call home. This building features a state of the art (staffed) gym, unparalleled sky terrace with 360 degree views, billiard room, library, business center, on-site valet and concierge services.

Constance G. Houghton | 917.597.3885

WebID#: 306894



56 PINE STREET, 10E | STUDIO/1BA **\$410,000**

This recently-converted condo-loft showcases the best of both worlds. All the modern condo-amenities such as billiards, wet bar, fitness center and cinema room are found here in this full service building. However, being home to fewer than 100 units, this building maintains a sense of exclusivity. This smartly designed studio features room for sleeping, dining and entertaining. Featuring wall-to-wall windows, and a sleek kitchen w/ cappuccino cabinetry, this spacious home is complete and only moments to virtually every train in the city!

Anne Marie Rossi | 917.539.4981

Grant Skjelstad | 917.224.4216

WebID#: 844013

Downtown



15 JONES STREET, 6D | 1BR/2BA

\$899,000

Everything you could ask for in a charming 2 bedroom, 2 full bath apartment in the heart of the Village. This penthouse duplex boasts walls of exposed brick, a lovely private rooftop terrace with room for a large table and a grill, abundant closet space, fantastic renovated kitchen with granite countertops and stainless steel appliances, and recently redone bathrooms. Pets and dishwashers allowed with board approval.

Elizabeth Hamersley | 917.774.1867
Tracie Hamersley | 917.647.0056

WebID#: 646396

East Side



4 LEXINGTON AVENUE, 12KLM | 3BR/3BA

\$1,199,999

This Sage House apartment is a combination of a 1 bedroom unit and two adjacent studios on a high floor. The large master bedroom features an ensuite renovated bathroom and large walk-in closet. The home features unbelievable storage spaces, new flooring, custom window treatments and custom built radiator covers throughout, and a lovely built-in desk / office space. This classic building has a unique, amazing history, 24 hour doorman, and on-premise laundry. The prestigious location can't be beat!

Ira Schulte | 917.686.0623

WebID#: 874004



205 THIRD AVENUE, 19H | 2 BR/ 2 BA

\$1,750,000

This triple-mint 2 bedroom co-op was thoughtfully designed and elegantly finished. The large entry way leads to the oversized, loft-like living area, which includes custom cabinetry, beautiful crown molding and a top-of-the-line open kitchen, including wine bar and storage. This exquisite apartment is located in Gramercy Park Towers, with amenities that include a 24 hour doorman, concierge, fitness center, roof deck and garden, garage and proximity to all - shopping, dining, transportation and culture.

Elaine Mayers | 917.319.7828

WebID#: 982687



255 EAST 49TH STREET, 14E | 1 BR/1 BA

\$610,000

A large terrace, southwestern views and new renovations highlight this fantastic apartment. The corner unit also features rosewood floors, a windowed kitchen with stainless steel appliances, and custom light fixture. There is ample closet space throughout the apartment and storage in the basement. Sterling Plaza is a beautiful full service condominium building with 24-hour doorman, concierge and a gorgeous courtyard area. Pets are welcome.

Brian Morgan | 646.872.9700

WebID#: 366704

East Side



225 EAST 86TH STREET, 903 | 1 BR/1 BA **\$625,000**

This loft-style 1 bedroom triplex condominium is located in the prime area of Upper East Side. This home has a spacious layout with charm. The unit also features a beautiful glassed Solarium which can be used as a dining room or office. The upper level features a king-sized bedroom with abundant closet space. The building features a 24 hr doorman, bike room and beautifully landscaped/furnished roof deck. Located just 2 blocks from the 4,5 and 6 trains and just steps from the future 2nd Ave subway.

Roy Silber | 917.584.2021

WebID#: 689581



450 EAST 83RD STREET, 23C | 2 BR/2 BA **\$1,999,000**

Truly spectacular corner condo in a prime location. This mint-condition, 2 bedroom, 2 bath apartment rests in on the 23rd floor of the Cielo condominium. The unit's floor-to-ceiling windows offer a panoramic view of Central Park and the city skyline. The eat-in kitchen features appliances by Wolf, Meile, and Sub-Zero, and both bedrooms feature walk-in closets and ensuite bathrooms. Building amenities include concierge services, laundry facilities, kids playroom, health club, a roof deck and on-site parking.

Johnny Lal | 646.209.2029

WebID#: 716467

West Side



40 EAST 94TH STREET, 3A | 1BR/1BA **\$789,000**

This highly sought after Condominium apartment has a wonderful feel. It is situated on the third floor overlooking tree tops. Exceptionally large windows in every room bring in amazing light, individually controlled heat and ac units throughout; large and airy living room, great size pass-thru kitchen with pantry. Hardwood floors, 5 large closets, and a spacious en suite bedroom complete this home. The full-service building features a 24 hour doorman, 3 elevators, roof top deck, and a wonderful Madison Avenue location.

Seth Hirschhorn | 212.685.7876

WebID#: 836761



252 SEVENTH AVENUE, 7G | 2 BR/2 BA **\$2,450,000**

Spectacular, bright north-facing oversized loft with a massive living room. Featuring hardwood floors, 11 ft beamed ceilings and custom-made Cabinetry. The open chef's kitchen with granite countertops has stainless steel appliances, pantry with washer and dryer hookups. The master bed includes a marble master bathroom with soaking tub and separate shower. Full time doorman/concierge, fully equipped gym, children's playroom, storage for every unit, valet, common roof terrace, garage, and Whole Foods directly downstairs.

Hector Otis | 917.754.7372

WebID#: 203660

West Side



348 WEST 38TH STREET, 10B | LOFT/2 BA **\$1,400,000**

This stunning apartment combines a classic loft with a high-end architect-designed renovation. The apartment boasts 12 ft ceilings, exposed brick, and massive southern facing windows. Enjoy a private balcony. Cook like a professional with a hood vented stove, vast granite counter space, the full complement of bold-faced named appliances, extra deep and wide sink and superb storage. The master bath has an oversized soaking tub set into the floor and a gorgeous extra-long sink. Low monthly charges.

Mark Chin | 646.491.1691

WebID#: 956230



426 WEST 46TH STREET, 1A | STUDIO/1 BA **\$319,000**

Captivating oversize studio featuring original exposed brick, deep rich cherry flooring and a decorative fireplace. This second floor unit has a newly renovated designer kitchen and plenty of storage. Situated on one of the most sought after streets in Clinton, the pristinely maintained co-op is steps from the fine restaurants on Ninth Avenue. The building also offers a favorable sublet policy. Investors welcome.

Michael Mansfield | 917.754.2342

WebID#: 383132



30 WEST 61ST STREET, 11D | 2 BR/2 BA **\$1,399,000**

A stunning Upper West Side corner unit with exquisite renovations. The chef's kitchen features Sub Zero fridge and Hansgrohe fixtures. The master bedroom is decidedly upscale with a true California Closet masterpiece. Extensive enhancements in the master bath, including KWC fixtures as well as a Bossini shower head. The Beaumont Condominium is a 24/7 full service doorman building with concierge service, onsite storage, a separate bike storage room & roof terrace.

David Feldman | 917.449.4260

WebID#: 635455



317 WEST 87TH STREET, 3B | 1 BR/1 BA **\$725,000**

New to Market! Spacious Junior 4 ideally located on a quintessential Upper West Side block, steps from Riverside Park. This prewar co-op offers great details like 9.5' beamed ceilings, crown moldings and hardwood floors. Enjoy open southern and western views. Other notable features include a renovated kitchen, custom made wooden radiator covers and California Closets in the bedroom. This is a pet-friendly with a live-in super. Laundry and private storage in the basement.

Jerrie Butler | 917.334.8740

WebID#: 369896

West Side



7 WEST 92ND STREET, 35 | 3 BR/2 BA

\$849,999

Live in high style steps from Central Park in this beautifully renovated apartment in a Pre-War elevator building. 10 large south and west facing windows. Over 1,100 sq ft of usable living space. A modern kitchen is centered around a 48" Thermador cook top with gas grill and griddle. The master bedroom features custom built-in closet/dresser as well as a full bath en-suite with large linen cabinet, contemporary Kohler soaking tub and full sized LG Washer/Dryer. Low common charges of \$912/month.

Lee-Ann Pinder | 917.957.0570

WebID#: 798659

Uptown/Washington Heights



444 WEST 162ND STREET | 6 BR/2.5 BA

\$1,500,000

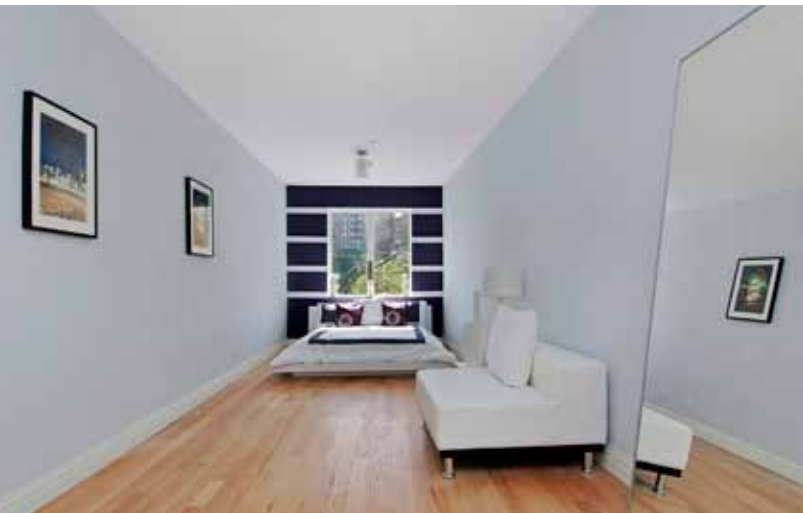
This majestic home is on a beautiful, tree-lined Washington Heights block. This four story townhouse features 6 bedrooms (4 large, 2 small), 2.5 bathrooms, a finished basement, and a spacious backyard patio. Amenities include a true chef's kitchen, washer/dryer units, and exercise equipment in the basement. The prewar details which include original wood floors, wood moldings, pocket doors, tin ceilings, and stained glass windows.

Tracie Hamersley | 917.647.0056

Robert Falcone | 917.575.0329

WebID#: 910391

Brooklyn



212 BENNETT AVENUE, 2B | 2 BR/2 BA

\$513,500

New 1,133 sq ft condo with outdoor space offers high-end finishes and amenities with incredibly low monthlies (\$335/mo). The spacious sun-drenched master bedroom has a private bathroom with Jacuzzi tub and two closets, one a roomy walk-in. A second queen sized bedroom looks out onto a lovely, private terrace. Open kitchen features custom fitted maple cabinets and stainless steel appliances. Close to both the "A" and "1" subway, only a 20 min commute to midtown Manhattan.

Sandy Edry | 646.319.6606

WebID#: 379734



31 1ST PLACE, 3 | 2 BR/1 BA

\$780,000

The perfect balance of prewar charm and modern convenience! Renovated floor through home features high ceilings, oversized windows, original in-laid floors, 2 wood burning marble fireplaces, custom cabinetry and lighting throughout. Completely new open kitchen with granite countertops, Brazilian slate floors, and stainless steel appliances. It also features an adjoining private balcony for two. Also enjoy a shared roof deck with 360 degree views. Flexible, pet-friendly co-op with free washer/dryer and storage in basement.

Travia Trepte | 646.450.5790

WebID#: 312276

Brooklyn



110 CLIFTON PLACE, 1E | LOFT/2 BA **\$669,000**

Rarely available loft lover's dream in the famed Ping Pong building. Amazing 1,248 sq ft duplex apartment with soaring 14' ceilings. Get creative with the unique and flexible floor plan! East facing unit is flooded with sunlight. The apartment features treated oak strip flooring, architectural columns, open kitchen, private roof access and abundant closet and storage space.

Edward Freiberg | 917.592.5971
Lucie Holt | 917.770.4953

WebID#: 198389



355A HALSEY STREET, 2 | 2 BR/2 BA **\$415,000**

A chic, boutique brownstone that has been modernized while maintaining its original charm. The 893 sq ft condo features exposed brick walls, decorative arched windows and recessed lighting. Enjoy over 600 sq ft of outdoor space in private backyard. Other features include a kitchen adorned with stainless steel appliances, including a dishwasher, range hood, Ceasarstone countertops and breakfast bar. There is a washer/dryer hook-up in the apartment and a storage unit for purchase in the building.

Jamella Swift | 917.803.1147

WebID#: 542724



9422 RIDGE BOULEVARD | 5 BR/3.5 BA **\$1,849,000**

Escape to a one-of-a-kind, majestic Bay Ridge mansion! This unique brick home boasts original detailing and exudes elegance. A grand foyer leads to a sitting room which opens into a sprawling formal salon. The spacious eat-in kitchen is windowed on 3 sides making for a bright and airy dining/cooking space. Ascend up a beautiful wooden staircase to the second floor with 4 lovely bedrooms, plenty of closet space, and spacious master bedroom with balcony. Fully finished basement and landscaped backyard.

Dalila Bella | 917.319.6827

WebID#: 424434



190 ST. MARKS AVENUE, PH | 3 BR/2.5 BA **\$1,399,000**

This mansion in the sky has been custom-designed with impeccable attention to detail and top of the line finishes. The chef's kitchen is equipped w/ top-of-the-line appliances, rare slab Vermont white granite and Italian-made walnut cabinetry. The 2.5 spa baths feature rain showers, seamless glass doors, Italian Grazia tiles and walnut vanities. Handcrafted mahogany staircase, mahogany doors, Australian chestnut floors, oversized French windows and doors. The private roof deck offers impressive city views.

Anthony DelleCave | 917.642.5010

WebID#: 751406

UPTOWN RESALE

(North of E 96th & W 110th)

Co-ops

Median Price	Avg Price per sq ft	STU	Median Price		
			1BR	2BR	3+BR
406K	517	310K	310K	435K	663K

Condos

Median Price	Avg Price per sq ft	STU	Median Price		
			1BR	2BR	3+BR
576K	594	405K	267K	653K	730K

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
710K	905	333K	555K	999K	2.495M

Condos

Median Price	Avg Price per sq ft	STU	Median Price		
			1BR	2BR	3+BR
1.035M	1,411	550K	804K	1.506M	3.294M

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
455K	665	290K	485K	1.055M	976K

Condos

Median Price	Avg Price per sq ft	STU	Median Price		
			1BR	2BR	3+BR
958K	1,130	431K	738K	1.260M	5.505M

DOWNTOWN RESALE

(South of 34th / East to West)

Co-ops

Median Price	Avg Price per sq ft	STU	Median Price		
			1BR	2BR	3+BR
645K	878	397K	624K	1.115M	1.600M

Condos

Median Price	Avg Price per sq ft	STU	Median Price		
			1BR	2BR	3+BR
1.323M	1,199	502K	788K	1.600M	3.156M

MARKETWIDE

All Sales

Avg Price	Median Price	Avg Price per sq ft	STU	Median Price		
				1BR	2BR	3+BR
1.393M	800K	1,028	375K	631K	1.208M	2.750M

All Resales

Avg Price	Median Price	Avg Price per sq ft	STU	Median Price		
				1BR	2BR	3+BR
1.320M	750K	999	363K	610K	1.150M	2.598M

Co-ops

Median Price	Avg Price per sq ft	STU	Median Price		
			1BR	2BR	3+BR
637K	828	324K	550K	995K	2.000M

Condos

Median Price	Avg Price per sq ft	STU	Median Price		
			1BR	2BR	3+BR
1.100M	1,214	499K	745K	1.419M	3.128M

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
785K	837	315K	525K	1.062M	2.699M

Condos

Median Price	Avg Price per sq ft	STU	Median Price		
			1BR	2BR	3+BR
1.316M	1,320	435K	673K	1.390M	3.660M

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
540K	704	296K	530K	976K	1.700M

Condos

Median Price	Avg Price per sq ft	STU	Median Price		
			1BR	2BR	3+BR
761K	1,040	423K	680K	1.275M	2.150M

LUXURY MARKET

All Resale

Median Price	Avg Price per sf	Average Sale Price
4.200M	1,923	5.588M

New Developments

Median Price	Avg Price per sf	Average Sale Price
5.040M	1,925	5.590M

Co-ops

Median Price	Avg Price per sf	Average Sale Price
4.075M	1,769	6.012M

Condos

Median Price	Avg Price per sf	Average Sale Price
3.923M	1,967	4.971M

NEW DEVELOPMENTS MARKETWIDE

Avg Price	Median Price	Avg Price per sq ft	STU	Median Price 1BR	2BR	3+BR
1.775M	1.210M	1,143	608K	751K	1.438M	3.450M

UPTOWN

(North of E 96th & W 110th)

New Developments

Median Price	Avg Price per sq ft	STU	Median Price 1BR	2BR	3+BR
628K	577	N/A	410K	647K	845K

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
1.828M	1,294	755K	795K	1.324M	3.207M

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
1.160M	1,304	739K	810K	1.635M	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
2.376M	1,432	N/A	685K	1.850M	4.015M

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
988K	1,194	N/A	768K	1.290M	3.450M

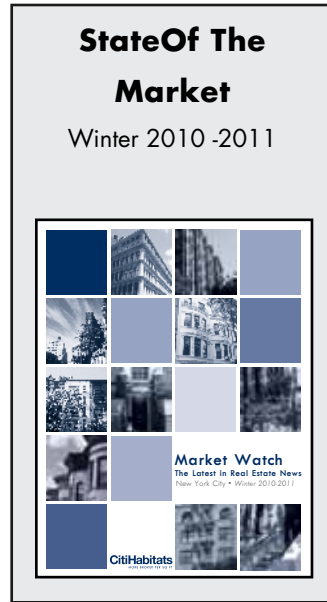
DOWNTOWN

(South of 34th / East to West)

New Developments

Median Price	Avg Price per sq ft	STU	Median Price 1BR	2BR	3+BR
1.071M	1,110	588K	755K	1.553M	3.600M

Market Reports



Citi Habitats Services & Programs



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