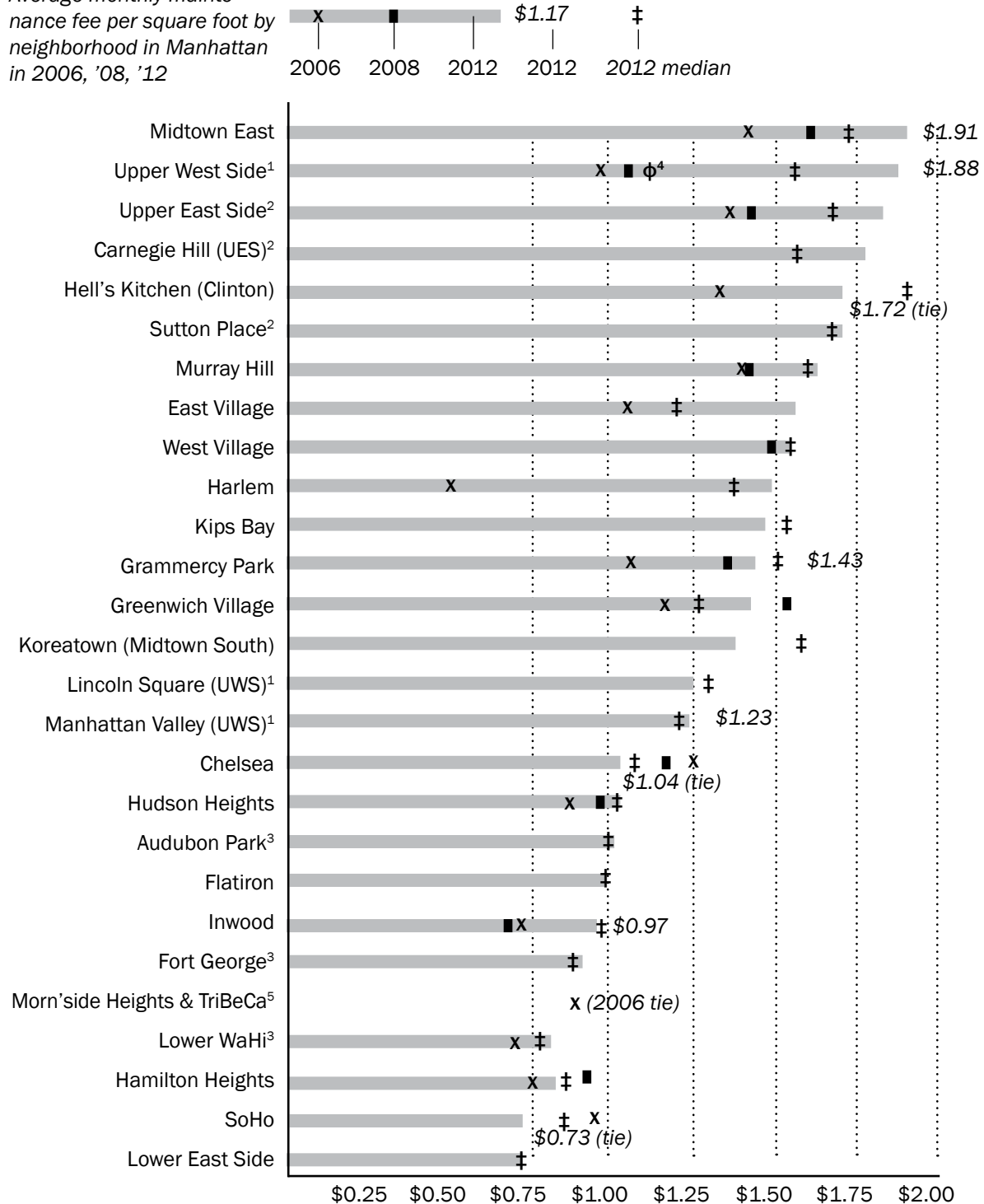


Neighborhood Maintenance Fees in 2012 in Manhattan

From For-Sale Listings on The New York Times' web site

Compiled by Steve Wolgast

Average monthly maintenance fee per square foot by neighborhood in Manhattan in 2006, '08, '12



Notes

1. UWS and neighborhoods previously part of it
2. UES neighborhoods previously part of it
3. WaHi neighborhoods previously part of it
4. UWS average when Lincoln Square and Manhattan Valley are included, as they were in 2006 and 2008 surveys
5. Insufficient data for both neighborhoods in 2008 and 2012

General trends remain as maintenance fees rise steadily

By Steve Wolgast

My third, usually biannual survey of average Manhattan maintenance fees confirms the general results from 2006 and 2008 and includes more neighborhoods than before. Co-ops in Midtown East and the other neighborhoods of Midtown charge the most, while those in Upper Manhattan, along with SoHo and the Lower East Side, charge the least.

This survey covers maintenance fees reported in 2012 in for sale ads in The New York Times. That's a somewhat different source from '06 and '08.

In those years I relied on The Times' "On the Market" feature, which reported details on sales around the region including five in Manhattan in the Sunday paper. In 2008, after the width of the paper decreased, only four sales per week were reported.

I calculated neighborhood averages only if The Times reported at least five sales in them. With fewer listings, my data set was shrinking.

So for 2012 I use for-sale ads. The positive side was having a much larger data set. The negative side is the apples-to-oranges comparison it created when compared to previous years' figures.

The results, however, are more useful because we can now look into many more pockets of the city. And as you can see from the neighborhood rates from various years, the trends haven't really changed.

This year for the first time I added median neighborhood fees. A Manhattan broker made the suggestion, and it's a good one. The median reflects a lower cost in expensive neighborhoods, the ones with outliers on the extravagant end, while backing up the averages of most other figures.

What do we see? That Midtown East remains at the top, charging on average \$1.91 per square foot for its monthly maintenance fee. That's a bump of about 20 percent from 2008, or 5 percent per year, and is similar to the bump in 2008 over 2006.

Second place goes to the Upper West Side. That's a bit of a surprise because in both previous surveys it was closer to the middle of the pack. The reason becomes clear when we consider that this time around it covers less space.

Instead of grouping all sales between 57th and 125th as the Upper West Side, we now break them down into smaller neighborhoods. Manhattan Valley and Lincoln Square are pulled out of UWS listings, as is Morningside Heights (which didn't garner enough listings to be included).

That's why the UWS jumped so much. If we add those neighborhoods back, the average would

be a tiny bit less than \$1.12 per square foot. Marked by the ϕ on the chart, it represents a steady increase in maintenance fees instead of a jolt. And with that figure, the UWS would fit in between Greenwich Village and Chelsea, about where it was previously.

In third place lies the Upper East Side. Four years ago it was behind Greenwich Village and the West Village. Despite its jump to No. 3, we should take into account how a neighborhood's average can be swayed by a few hefty fees; the Upper East Side isn't exactly known for bargain-basement co-ops.

It includes one apartment that pays a hefty \$2.88 per square foot, at 965 Fifth Avenue. If that doesn't sound high, consider that the apartment in question covers 3,880 square feet. So the owner pays an \$11,178 maintenance fee each month. But if you could afford the apartment's \$13 million sticker price, you probably wouldn't sweat the small stuff.

Another apartment on the Upper East Side is a good example of how neighbors' sizes and prices per square foot vary. At 740 Park Avenue, this apartment is huge, especially by New York standards, coming in at 6,700 square feet. The monthly fee is \$1.73 per square foot. Even though that's 39 percent less than its Fifth Avenue neighbor, its exceptional size means

Method

On one weekend of each month in 2012, I went to The New York Times' online real estate page and searched for Manhattan co-ops, adjusting the results to show the most-recently listed apartments first.

Then I recorded the square footage and the monthly maintenance fee of the first twenty apartments that provided that information (about one-third omit the size or fee or both) and the neighborhood (some listings are very vague about location).

To avoid recording the same apartment in succeeded months, I recorded addresses and, when it was provided, the apartment number.

After reaching the twenty, I looked for apartments in my co-op's neighborhood, Hudson Heights, so that I would have five each month. Hudson Heights is therefore represented at a higher rate than other places, with 58 co-ops. The Upper East Side has 31 entries, and Midtown East has 18.

At the end of the year I added the total square feet in each neighborhood, and divided that figure by the total maintenance fee charged in the neighborhood. The result is the gray bar on the chart.

For another way to look at the numbers, the median—the apartment whose monthly fee is in the middle of the listings—is plotted with the \ddagger symbol.

that its monthly maintenance fee is higher. Totalling \$11,623, its owner pays \$139,476 in maintenance fees over a year.

At the other end is SoHo, tied with the Lower East Side for cheapest maintenance fee. Surprising, isn't it? A desired neighborhood with multi-million dollar apartments at the bottom of the list. That's because the apartments that made it onto the list tend to be very big. Thousands of square feet big. When apartments are so large, the rate per square foot ends up being smaller.

How does that happen? Looking at maintenance fees by the square foot is backwards from how they're set. Here's what happens. A co-op board meets to figure out its budget for the next year. It decides how much it will spend, and figures out how much of that will come from the maintenance fee. (If a building earns rent from retail stores, or makes money from a flip tax, it has other sources of income.)

Once the dollar amount is set, the property manager divides it by the number of shares in the corporation. Then the owners of all the apartments get a letter with the rate per share, which they can use to calculate their monthly fee for the next year.

So why don't we figure the rate per share? Two easy answers. First, the number of shares isn't reported. And even if it were, it would be useless for comparison because there is no standard way to decide how many shares are in a corporation, whether it's a high-tech start up or a co-op conversion.

About the survey

Before applying the data to your own apartment, remember the caveats from previous years.

- It is not the sole way to decide if you are paying too much in your maintenance fee. Each neighborhood's figure is an average. Some of the fees are higher than the average—that's how an average is calculated, after all, and your apartment may be one of them. (See "Fee variations," below, for an example.)

- It is not exhaustive or all-inclusive. The data come from a handful of sales in each neighborhood, and very few buildings are listed more than once.

- It is not specific to any building or apartment. Maintenance fees are charged by the number of shares, and an apartment with more amenities typically has more shares allocated to it than one the same size one floor below but with fewer amenities.

In any co-op, the maintenance fees per square foot may be different in each apartment. Higher floors pay more than lower floors; street views are more valuable than alley views; two bathrooms are more desirable than one. And so on.

The 2012 report, as with those of 2006 and

2008, is based on information provided by sales agents. Brokers aim for accuracy, and there can be little doubt that the maintenance fee they provide for any given apartment is reliable. The square footage, however, is an estimate.

Next, the maintenance fee rates do not take into account whether a building has a doorman, a gym, on-site parking, or any other features that would explain a higher rate. With one exception (in Inwood), the ads in 2012 did not indicate if there was an assessment on top of the maintenance fee.

Fee variations

Even within one neighborhood, the monthly fees can vary greatly. In Grammercy Park, for example, where I recorded seven sales, the average fee per square foot is \$1.425; the median is \$1.514.

Grammercy Park is also home to a large variation in fees. At the high end is an apartment 142 East 16th, where an 1,800 square foot unit pays \$1.958 per square foot (or \$3,525) a month. At the opposite end is an apartment at 305 Second Avenue, which has a cost of only 44.6 cents per square foot. For this 1,642 square-foot apartment (No. 528), the monthly fee is only \$733. That's a difference greater than fourfold in buildings just a few blocks apart.

Look at Chelsea for another example. One apartment is all of 625 square feet, at 214 West 16th Street. But its monthly fee is \$1,183, which comes out to almost \$1.90 per square foot. The owner of that co-op pays 80 percent more than the neighborhood average, but that's how the average is made.

Variations like this occur all over the city, though not all of them are so striking.

Lincoln Square or Upper West Side?

A final word on neighborhoods. New York, and Manhattan in particular, is made up of them. The big ones we're familiar with, but as we all know neighborhoods function on a more intimate level than "Upper West Side," "Downtown" or "Harlem." I used the names that brokers used even if only a few did.

As a result, some neighborhoods in '06 and '08 included areas that have been broken out of them in 2012. Those are the Upper East Side (which now separates Carnegie Hill and Sutton Place), the Upper West Side (now subdividing Manhattan Valley and Lincoln Square), and Washington Heights (Fort George and Audubon Park; Hudson Heights was already part of the earlier Times listings).

—March 2013

Wolgast sat on his co-op's board for six years, serving as treasurer for three years and president as two. He can be reached at web@thepinehurst.org

Source data for 2012 Manhattan maintenance fee survey

As published in the for-sale listings of The New York Times' web site. The apartments are listed in descending order by maintenance fee per square foot. See the box labeled "Method," on Page 2, for details.

KEY

Neighborhood name	No. of listings	Total sq feet	Total maint fee
Audubon Park	n = 10	sf=16,280	\$16,604

avg = \$1.019 med = \$1.01
Average fee Median fee

Address	Apt. No.	Date recorded	Sq Feet	Maint fee	Fee per sq foot
790 RSD	#5K	[11/17]:	1000 sf,	\$1207	= 1.207

Audubon Park n = 10 sf=16,280 \$16,604
avg = \$1.019 med = \$1.01

790 RSD [5/27]: 2,300 sf, \$3,151 = \$1.37
790 RSD #5K [11/17]: 1000 sf, \$1207 = 1.207
790 RSD [5/27]: 1,600 sf, \$1,754 = \$1.096
790 RSD #6J [2/12]: 1,600 sf, \$1,746 = \$1.091
790 RSD [2/12]: 2,500 sf, \$2,693 = \$1.077
790 RSD [5/27]: 1,600 sf, \$1,508 = \$0.943
790 RSD [2/12]: 1,600 sf, \$1,496 = \$0.935
790 RSD #9H [12/13]: 750 sf, \$663 = 0.884
790 RSD #2G [8/26]: 2000 sf, \$1613 = \$0.807
800 RSD #1B [8/26]: 1330 sf, \$773 = \$0.581

Carnegie Hill n=5 sf=5840 \$10,337
avg=\$1.77 med = \$1.558

1185 Park #2L [11/17]: 2465 sf, \$5276 = \$2.14
1136 Fifth [12/30]: 850 sf, \$1340 = \$1.576
226 E 95 [10/28]: 750 sf, \$1169 = \$1.558
55 E 87 [12/30]: 800 sf, \$1155 = \$1.443
114 E 91 [10/28]: 975 sf, \$1397 = \$1.432

Chelsea n = 8 sf=15,805 \$16,509
avg = \$1.0445 med = \$1.0835

201 W 16 [12/13]: 500 sf, \$1125 = \$2.25
214 W 16 [8/26]: 625 sf, \$1183 = \$1.892
205 W 19 #6F [3/25]: 3300 sf, \$4150 = \$1.257
248 W 23 [10/28]: 2600 sf, \$3220 = \$1.238
148 W 16 #7 [8/26]: 650 sf, \$604 = \$0.929
240 W 23 [5/27]: 1,580 sf, \$1,263 = \$0.799
101 W 23 #2F [10/28]: 550 sf, \$382 = \$0.764
109 W 26 [2/12]: 6,000 sf, \$4,582 = \$0.763

East Village n = 5 sf=4675 \$7301
avg=\$1.5617 med = \$1.201

232 E 6 [8/26]: 1220 sf, \$3120 = \$2.557
70 E 10 [12/13]: 1400 sf, \$2029 = \$1.449
347 E 5 [3/25]: 1350 sf, \$1621 = \$1.201
311 E 3 #11 [2/12]: 300 sf, \$253 = \$0.843
268 E 4 #3D [9/30]: 405 sf, \$278 = \$0.686

Flatiron n = 5 sf=12,894 \$12,783
avg=\$0.9913 med = \$1.005

30 W 15 [11/17]: 1163 sf, \$1914 = \$1.645
29 E 22 [12/13]: 4000 sf, \$4498 = \$1.022
30 W 15 [12/13]: 4400 sf, \$4424 = \$1.005
31 W 16 [9/30]: 1200 sf, \$1200 = \$1
50 W 29 #9E [11/17]: 2131 sf, \$747 = \$0.35

Fort George n = 9 sf=7,174 \$6371

avg = \$0.888 med = \$0.866
31 Nagle Ave #6M [8/26]: 700 sf, \$682 = \$0.974
37 Nagle Ave [8/26]: 670 sf, \$651 = 0.971
37 Nagle Ave #5E [8/26]: 975 sf, \$868 = \$0.89
37 Nagle Ave #3C [8/26]: 950 sf, \$837 = 0.881
14 Bogardus #3W [11/17]: 725 sf, \$628 = 0.866
14 Bogardus #6E [8/26]: 1004 sf, \$870 = 0.866
96 Arden #4E [12/13]: 800 sf, \$688 = 0.86
14 Bogardus #2X [8/26]: 400 sf, \$341 = \$0.852
14 Bogardus #1S [8/26]: 950 sf, \$806 = 0.848

Grammercy Park n = 7 sf=9792 \$13,962

avg = \$1.4258 med = 1.514
142 E 16 St [5/27]: 1,800 sf, \$3,525 = 1.958
242 E 19 [10/28]: 850 sf, \$1437 = 1.69
201 E 15 [12/13]: 3000 sf, \$4868 = 1.622
333 E 14 #10C [11/17]: 750 sf, \$1136 = 1.514
205 Third #5F [11/17]: 650 sf, \$937 = 1.441
145 E 15 St [10/28]: 1100 sf, \$1326 = 1.205
305 Second Ave #528 [5/27]: 1,642 sf, \$733 = 0.446

Greenwich Village n = 9 sf=9,123 \$12,894

avg = \$1.4133 med = \$1.268
7 E 14 [9/30]: 662 sf, \$1519 = \$2.294
33 Fifth #B [1/22]: 650 sf, \$1,421 = \$2.186
7 E 14 [12/13]: 815 sf, \$1077 = \$1.321
70 E 10 [9/30]: 1400 sf, \$1777 = \$1.269
7 E 14 [9/30]: 500 sf, \$634 = \$1.268
23 Waverly Pl [8/26]: 550 sf, \$1080 = \$1.963
70 E 10 #7u [8/26]: 1500 sf, \$1790 = \$1.193
26 E 10 [2/12]: 800 sf, \$1,398 = \$1.747
200 Mercer St [5/27]: 2,246 sf, \$2,198 = \$0.978

Hamilton Heights n = 5 sf=4862 \$3982

avg=\$0.819 med = \$0.925
604 RSD #2E [12/13]: 950 sf, \$975 = \$1.026
345 W 145 St [5/27]: 682 sf, \$683 = \$1.00
345 W 145 St #3B1 [12/13]: 750 sf, \$694 = 0.925
517 W 44#18 [9/30]: 800 sf, \$537 = \$0.671
302 Convent Ave #31 [12/13]: 1680 sf, \$1093 = 0.651

Harlem n = 6 sf=6647 \$9923

avg=\$1.4928 med = \$1.386
9 E 96 [11/17]: 1254 sf, \$2990 = \$2.384
130 Lenox Ave #816 [2/12]: 1,100 sf, \$1,976 = 1.796
9 E 96 [12/13]: 1550 sf, \$2619 = \$1.689
226 W 111 [1/22]: 743 sf, \$806 = \$1.084
1 W 126 #2C [9/30]: 800 sf, \$621 = \$0.776
1947 7th [10/28]: 1200 sf, \$911 = \$0.759

Hell's Kitchen (Clinton) n = 5 sf=4350 \$7470

avg = \$1.7172 med = \$1.922
457 W 57 #1712 [11/17]: 300 sf, \$872 = \$2.90
310 W 56 #11B [9/30]: 500 sf, \$1,343 = \$2.686
310 W 56 [2/12]: 500 sf, \$961 = \$1.922
529 W 43 [12/13]: 2400 sf, \$3626 = \$1.51
341 W 47 #1M [3/25]: 650 sf, \$668 = \$1.027

Hudson Heights n = 57 sf=53540 \$55,442

avg=\$1.0355 med = \$1.015
689 FWA #4B [3/25]: 520 sf, \$896 = \$1.723
140 Cabrini Blvd #93 [8/26]: 796 sf, \$1119 = \$1.405
120 Cabrini [8/26]: 600 sf, \$840 = \$1.40
120 Cabrini #37 [11/17]: 800 sf, \$1053 = \$1.316
160 Cabrini [10/28]: 899 sf, \$1176 = \$1.308
180 Cabrini [8/26]: 1000 sf, \$1293 = \$1.293
120 Cabrini [5/27], 1,262 sf, \$1,618 = \$1.282
120 Cabrini Blvd [5/27]: 1,200 sf, \$1,524 = \$1.27
120 Cabrini #126 [2/12]: 1,200 sf, \$1,524 = \$1.27
200 Cabrini #42 [8/26]: 899 sf, \$1140 = \$1.268
140 Cabrini [5/27]: 1,200 sf, \$1,509 = \$1.257
120 Bennett #5B [8/26]: 450 sf, \$557 = \$1.237
870 W 181 [8/26]: 611 sf, \$740 = \$1.211
730 FWA [9/30]: 900 sf, \$1062 = \$1.18
100 Overlook Terr [1/22]: 650 sf, \$753 = \$1.158
870 W 181 [3/25]: 650 sf, \$753 = \$1.158
360 Cabrini [5/27]: 1,100 sf, \$1,237 = \$1.124
350 Cabrini [8/26]: 1000 sf, \$1,118 = \$1.118
116 Pinehurst #H11 [10/28]: 950 sf, \$1057 = \$1.112
875 W 181 [5/27]: 1,200 sf, \$1,317 = \$1.097
116 Pinehurst #E55 [3/25]: 1100 sf, \$1200 = \$1.09
120 Haven [9/30]: 900 sf, \$976 = \$1.084
187 Pinehurst [9/30]: 550 sf, \$594 = \$1.08
870 W 181 #54 [8/26]: 600 sf, \$639 = \$1.065
116 Pinehurst [2/12]: 1,050 sf, \$1,107 = \$1.054
350 Cabrini #7N [8/26]: 675 sf, \$695 = \$1.029
143-53 Bennett Ave #2S [10/28]: 700 sf, \$708 = \$1.011
330 Haven #6C [8/26]: 850 sf, \$871 = \$1.024
100 Overlook Terr [8/26]: 1100 sf, \$1117 = \$1.015
875 W 181 [8/26]: 1000 sf, \$1000 = \$1.00
875 W 181 #5J [11/17]: 1220 sf, \$1219 = \$0.999
330-40 Haven #2N [1/22]: 700 sf, \$692 = \$0.988
340 Haven #1A [11/17]: 727 sf, \$716 = \$0.984
870 W 181 [8/26]: 630 sf, \$617 = \$0.979
120 Bennett Ave [10/28]: 1000 sf, \$977 = \$0.977
720 FWA #5U [2/12]: 1,273 sf, \$1,243 = \$0.976
900 W 190 [9/30]: 690 sf, \$667 = \$0.966
900 W 190 [2/12] 1,000 sf, \$965 = \$0.965
860 W 181 #61A [1/22]: 1100 sf, \$1,054 = \$0.958
860 W 181 [8/26]: 650 sf, \$613 = \$0.943
187 Pinehurst [9/30]: 1150 sf, \$1085 = \$0.943
720 FWA [1/22]: 1100 sf, \$1,022 = \$0.929
116 Pinehurst, #E52 [2/12]: 1,300 sf, \$1,200 = \$0.923
4489 B'way [1/22]: 675 sf, \$623 = \$0.922
24 Bennett #52B [8/26]: 1650 sf, \$1487 = \$0.901
24 Bennett [5/27]: 1,650 sf, \$1,488 = \$0.901
720 FWA [2/12]: 1,350 sf, \$1,189 = \$0.88
4489 B'way [1/22]: 650 sf, \$572 = \$0.88
45 Overlook Terr #6F [8/26]: 743 sf, \$627 = \$0.843
66 Overlook Terr #20P [3/25]: 1677 sf, \$1398 = \$0.8336
125 Cabrini [5/27]: 1,650 sf, \$1,366 = \$0.827
100 Overtook Terr [9/30]: 800 sf, \$660 = \$0.825
45 Overlook Terr [3/25]: 500 sf, \$411 = \$0.822

860 W 181 [2/12]: 990 sf, \$768 = \$0.775
25 Chittendon Ave [8/26]: 752 sf, \$568 = \$0.755
263 Bennett #6E [11/17]: 550 sf, \$385 = \$0.70
880 W 181 #4F [10/28]: 950 sf, \$637 = \$0.67

Inwood n=7 sf=6470 \$6248

avg=\$0.9656 med = \$0.993

62 Park Terr W [5/27]: 1,100 sf, \$1,256 = \$1.141
65 Park Terr E [8/26]: 950 sf \$1021 = \$1.074
680 W 204 #3E [12/13]: 900 sf, \$952 = \$1.057
50 Park Terr E [12/13]: 1100 sf, \$1093 = \$0.993
251 Seaman [2/12]: 650 sf, \$625 = \$0.961
+ assessment of \$125
1793 RSD [12/13]: 855 sf, \$679 = \$0.794
687 W 204 #1C [12/13]: 915 sf, \$622 = \$0.679

Kips Bay n=7 sf=5225 \$7716

avg=\$1.4767 med = \$1.545

200 E 24 [11/17]: 850 sf, \$1448 = \$1.703
200 E 24 #902 [3/25]: 850 sf, \$1405 = \$1.652
200 E 27 #10F [8/26]: 1150 sf \$1886 = \$1.64
160 E 26 [1/22]: 600 sf, \$927 = \$1.545
150 E 27 #2B [3/25]: 400 sf, \$578 = \$1.445
200 E 27 #5A [9/30]: 575 sf, \$786 = \$1.366
160 E 27 [10/28]: 800 sf, \$686 = \$0.857

Lincoln Square n=6 sf=5050 \$6299

avg=\$1.2473 m = \$1.293

46 w 65 #2D [10/28]: 575 sf, \$944 = \$1.641
185 West End [1/22]: 1000 sf, \$1510 = \$1.51
205 West End [1/22]: 575 sf, \$849 = \$1.476
129 W 70 #3 [8/26]: 1000 sf, \$1110 =
31 W 69 #3B [9/30]: 600 sf, \$644 = \$1.073
140 West End #20N [10/28]: 1300 sf, \$1242 =
0.955

Lower East Side n=8 sf=7700 \$5585

avg=\$0.7253 med = \$0.718

575 Grand [12/13]: 800 sf, \$702 = \$0.8775
575 Grand [8/26]: 1550 sf, \$1218 = \$0.785
387 Grand #K606 [11/17]: 1000 sf, \$726 =
\$0.726
37 Grand [8/26]: 1000 sf, \$724 = \$0.724
415 Grand [1/22]: 800 sf, \$571 = \$0.713
473 FDR Dr [1/22]: 800 sf, \$567 = \$0.708
210 E B'way [10/28]: 700 sf, \$471 = \$0.672
266 E B'way [8/26]: 1050 sf, \$606 = \$0.577

Lower WaHi n=10 9282 sf, \$7,579

avg=0.816 med = \$0.774

515 Edgecombe #45/46 [11/17]: 1075 sf, \$1415 =
1.316
515 Edgecomb #26 [8/26]: 500 sf, \$593 = \$1.186
15 FWA [12/13]: 693 sf, \$635 = \$0.916
371 FWA [8/26]: 1250 sf, \$1103 = \$0.882
371 FWA #5F [8/26]: 900 sf, \$711 = \$0.79
159-23 RSD West [8/26]: 700 sf, \$531 = \$0.758
158-18 RSD West [8/26]: 900 sf, \$626 = \$0.695
159-00 RSD West [8/26]: 1000 sf, \$689 = \$0.689
544 W 157 #61 [8/26]: 850 sf, \$508 = \$0.597
70 Haven #2H [12/13]: 1414 sf, \$768 = \$0.543

Manhattan Valley n=11 sf=10,475 \$12,923

avg=\$1.2336 med = \$1.211

65 W 95 #2C [12/30]: 975 sf, \$1735 = \$1.779
36 W 96 #6 [10/28]: 975 sf, \$1663 = \$1.726
310 W 99 [12/30]: 837 sf, \$1197 = \$1.43
49 W 96 [1/22]: 500 sf, \$714 = \$1.428

749 West End #1E [8/26]: 520 sf, \$720 = \$1.38
924 West End [2/12]: 1,300 sf, \$1,574 = \$1.211
204 W 107 [12/30]: 1159 sf, \$1369 = \$1.181
328 W 96 #5B [8/26]: 750 sf \$820 = \$1.093
255 W 95 #PHD [11/17]: 1349 sf, \$1400 = \$1.037
890 West End [1/22]: 1200 sf, \$1208 = \$1.006
161 W 105 #4ER [3/25]: 850 sf, \$522 = \$0.614

Midtown East n=18 sf=16,055 \$30,651

avg=\$1.9091 med = 1.774

45 Tudor City Place [10/28]: 310 sf, \$1081 =
\$3.487
420 E 51 #9J [9/30]: 1200 sf, \$3,349 = \$2.79
45 Tudor City Place [10/28]: 335 sf, \$895 =
\$2.671
155 E 49 #5B [8/26]: 750 sf, \$1894 = \$2.525
321 E 43 [8/26]: 750 sf \$1677 = \$2.236
444 E 52 [8/26]: 1250 sf, \$2687 = \$2.149
227 E 57 #16G [3/25]: 1200 sf, \$2465 = \$2.054
153 E 57 [8/26]: 750 sf, \$1401 = \$1.872
225 E 57 #7B [3/25]: 710 sf, \$1262 = \$1.777
220 E 57 #7F [2/12]: 550 sf, \$975 = \$1.772
333 E 53 [1/22]: 400 sf, \$695 = \$1.737
349 E 49 #5L [8/26]: 675 sf \$1147 = \$1.699
419 E 57 #6F [12/13]: 1350 sf, \$2214 = \$1.64
301 E 48 [2/12]: 1,600 sf, \$2,567 = \$1.604
245 E 54 #17D [8/26]: 850 sf, \$1329 = \$1.563
870 United Nations Plaza [5/27]: 2,175 sf, \$3,301 =
\$1.517
300 E 54 [2/12]: 700 sf, \$1,052 = \$1.502
319 E 50 [11/17]: 500 sf, \$660 = \$1.32

Midtown South (Koreatown) n=7 sf=8545

\$11,862 avg=\$1.3881 med = \$1.587

220 Madison [8/26]: 450 sf, \$965 = 2.144
7 E 35 [1/22]: 600sf, \$1,022 = \$1.703
20 E 35 [8/26]: 900 sf, \$1451 = \$1.612
32 W 40 #5C [9/30]: 320 sf, \$508 = \$1.587
260 Fifth [5/27]: 1,700 sf, \$2,500 = \$1.47
260 Fifth #5FL [8/26]: 4000 sf, \$4907 = \$1.22
222 E 35 [8/26]: 575 sf, \$509 = \$0.885

Murray Hill n=12 sf=9688 \$15,811

avg=\$1.632 med = \$1.596

240 E 35 #6F [1/22]: 400 sf, \$766 = \$1.915
225 E 36 [12/13]: 550 sf, \$1050 = \$1.909
325 E 41 [2/12]: 1,100 sf, \$2,099 = \$1.908
35 Park Ave [8/26]: 1250 sf, \$2250 = \$1.8
140 E 40 St [5/27]: 1,600 sf, \$2,700 = \$1.687
320 E 35 [1/22]: 650 sf, \$1,050 = \$1.615
200 E 36 [11/17]: 450 sf, \$710 = \$1.577
200 E 36 #11C [8/26]: 725 sf \$1065 = \$1.468
320 E 35 [8/26]: 550 sf, \$813 = \$1.478
305 E 40 #11H [8/26]: 750 sf, \$1002 = \$1.336
120 E 36 #7G [3/25]: 700 sf, \$963 = \$1.332
305 # 40 #6P2 [3/25]: 963 sf, \$1343 = \$1.394

SoHo n=7 sf=16,110 \$11,737

avg = \$0.7285 med = 0.821

2 Charlton St #PHD [5/27]: 1,350 sf, \$2,180 =
\$1.614
514 Bway [8/26]: 1200 sf, \$1211 = \$1.009
37 Crosby [10/28]: 1200 sf, \$996 = \$0.83
390 W B'way [5/27]: 1,560 sf, \$1,282 = \$0.821
18 Mercer St [5/27]: 3,500 sf, \$2,568 = \$0.733
491 B'way [11/17]: 4000 sf, \$2000 = \$0.50
307 W B'way [10/28]: 3300 sf, \$1500 = \$0.454

Sutton Place n=5 sf=5818 \$9991

avg=\$1.7172 med = \$1.697

Cannon Point South [11/17] 1650 sf, \$3843 =
2.329
436 E 58 #1D [12/13]: 300 sf, \$575 = \$1.916
2 Sutton Pl S #10G [11/17] 1043 sf, \$1771 =
\$1.697
50 Sutton Pl S [9/30]: 1400 sf, \$1901 = \$1.357
20 Sutton Pl S [11/17] 1425 sf, \$1901 = \$1.334

Upper East Side n=30 sf=39,160 \$71,934

avg=\$1.8369 m = \$1.681

965 Fifth [11/17]: 3880 sf, \$11,178 \$2.881
27 E 65 #Ph15A [1/22]: 875 sf, \$2,222 = \$2.539
333 E 85 [1/22]: 280 sf (sic), \$684 = \$2.44
205 E 78 #7J [9/30]: 875 sf, \$1830 = \$2.091
444 E 86 #15G [3/25]: 1450 sf, \$3030 = \$2.089
245 E 87 #11C [3/25]: 800 sf, \$1648 = \$2.06
220 E 73 #s 6CDE [10/28]: 2500 sf, \$5123 =
\$2.049
420 E 72 [3/25]: 1000 sf, \$2000 = \$2
205 E 78 [9/30]: 650 sf, \$1,299 = \$1.998
220 E 67 #11H [1/22]: 770 sf, \$1523 = \$1.977
8 E 83 St [5/27]: 1,815 sf, \$3,508 = \$1.932
345 E 73 #6E [8/26]: 925 sf, \$1780 = \$1.924
118 E 60 [1/22]: 500 sf, \$910 = \$1.82
505 E 79 #14D [2/12]: 750 sf, \$1,339 = \$1.785
740 Park [2/12]: 6,700 sf, \$11,623 = \$1.734
110 E 60 [3/25]: 950 sf, \$1547 = \$1.628
444 E 84 #7G [2/12]: 900 sf, \$1,476 = \$1.64
440 E 62 #17A [11/17]: 960 sf, \$1561 = \$1.626
345 E 81 #4A [3/25]: 850 sf, \$1353 = \$1.591
301 E 69 #15L [2/12]: 450 sf, \$696 = 1.546
200 East End #2MN [3/25]: 2300 sf, \$3546 =
1.541
345 E 86 #2G [1/22]: 880 sf, \$1,332 = \$1.514
E 79 [9/30]: 850 sf, \$1,265 = \$1.488
301 E 63 #5G [9/30]: 750 sf, \$1,099 = \$1.465
401 E 86 #17A [10/28]: 900 sf, \$1285 = \$1.427
1725 York [8/26]: 2000 sf, \$2837 = \$1.418
174 E 74 [8/26]: 1400 sf, \$1964 = \$1.402
108 E 66 [2/12]: 700 sf, \$979 = \$1.398
300 E 71 [8/26]: 550 sf, \$618 = \$1.123
235 E 87 [10/28]: 950 sf, \$679 = \$0.714

Upper West Side n=5: sf=5,100 \$9327

avg = \$1.8288 m = \$1.565

54 RSD #PHE [2/12]: 1,800, \$4,840 = 2.688
324 W 89 #4B [2/12]: 500 sf, \$783 = 1.566
200 W 86 [11/17]: 1200 sf, \$1879 = 1.565
309 W 93 #3C [8/26]: 800 sf, \$986 = 1.232
304 W 88 [1/22]: 800 sf, \$839 = 1.048

West Village n = 5 sf=3737 \$5773

avg=\$1.5448 med = \$1.549

165 Christopher #LN [9/30]: 425 sf, \$735 =
1.729
204 W Houston #1B [11/17]: 541 sf, \$891 =
1.646
141 W 13 #302 [12/13]: 1351 sf, \$2093 = 1.549
61 Horatio #4F [9/30]: 550 sf, \$846 = 1.538
45 Downing St #3B [12/13]: 870 sf, \$1208 =
1.388