

# Top 25 resales in New York City

## January to February 2009

ADDRESS	PRICE	PRICE PSF	NOTES	CHART COMPILED BY SARAH RYLEY
<b>9 East 67th Street</b>	<b>\$24,925,000</b>	\$1,897	Artist Jeff Koons was in negotiations to buy this five-story, 13,137-square-foot Upper East Side mansion near Central Park. But the deal fell through, and a "French industrialist" bought it for 29 percent below the original asking price.	
<b>101 West 79th Street, PH3</b>	<b>\$12,500,000</b>	\$4,630	Fashion tycoon Kenneth Cole's four-bedroom penthouse in the Park Belvedere Condominium was sold for 34 percent below the original asking price, but 2.5 times the building's recent average price per square foot.	
<b>113 East 78th Street</b>	<b>\$12,460,000</b>	\$2,307	This townhouse near Central Park was sold for 29 percent less than the original asking price, but still 68 percent more than the seller's 2004 purchase price of \$7,375,000.	
<b>21 Beekman Place</b>	<b>\$10,600,000</b>	\$1,573	Sold at 58 percent below its original asking price, this riverside brownstone has five bedrooms, a library, two kitchens and approved plans for a three-story addition that would add 1,403 square feet.	
<b>3 East 75th Street, 2A</b>	<b>\$7,800,000</b>	\$1,918	Situated in the renovated Stuart Duncan House, this four-bedroom duplex apartment sold at 27 percent below the original asking price but still above the seller's \$7,127,750 purchase price in September 2006.	
<b>111 West 67th Street, 36E</b>	<b>\$4,940,000</b>	\$2,755	This three-bedroom condo in the Park Millennium was sold at slightly below the original asking price and 43 percent more than the seller's purchase price of \$3.45 million in 2004. The buyer is combining it with another property on this list, unit 36D.	
<b>166 Amity Street, Brooklyn</b>	<b>\$4,900,000</b>	\$1,256	Grammy Award-winning singer and songwriter Norah Jones purchased this Greek Revival townhouse in Cobble Hill, Brooklyn, for just \$95,000 (or 2 percent) less than the original asking price.	
<b>111 West 67th Street, 32E</b>	<b>\$4,650,000</b>	\$2,593	This two-bedroom condo at the Park Millennium sold for \$150,000 below the original asking price of \$4.8 million. Seller Diko Mihov, a Bulgarian mathematician, bought two apartments upstairs, both on this list.	
<b>1973 East 2nd Street, Brooklyn</b>	<b>\$4,200,000</b>	\$1,535	An unremarkable 1930s brick home on a 3,000-square-foot lot in exclusive Gravesend, Brooklyn. Seller David Sitt, head of Sitt Asset Management's commercial division, said the buyer plans to demolish it to build a bigger one.	
<b>27 West 72nd Street, PHC</b>	<b>\$4,192,000</b>	\$2,408	There was no previous purchase price recorded for this penthouse at the Olcott, an Andres Escobar-designed condominium conversion. But it was resold for 12 percent below its original asking price.	
<b>2005 East 4th Street, Brooklyn</b>	<b>\$4,000,000</b>	\$1,578	Another sale in Gravesend, Brooklyn's exclusive Sephardic Jewish community. No previous purchase price was recorded, but it's common here for property to be passed down through generations and sold by word of mouth.	
<b>65 West 13th Street, 5H</b>	<b>\$3,975,000</b>	\$1,694	This apartment in Greenwich was sold for one of the highest price-per-square-foot rates since the building was converted into luxury condos in 2001. The buyer, Douglas Wheeler, already owned two neighboring units.	
<b>111 Greene Street, 4C</b>	<b>\$3,600,000</b>	\$1,424	Wall Street trader Steven Ehrenkrantz made almost \$1 million on the sale of his Soho apartment, which he purchased in 2005. But the price per square foot is the lowest a unit in the building has brought in since 2005.	
<b>111 West 67th Street, 36D</b>	<b>\$3,450,000</b>	\$2,493	Purchased in 2005 for \$2.5 million, this two-bedroom condominium at the Millennium entered contract in November for slightly less than the asking price. Mihov, the mathematician, bought it to combine with 36E.	
<b>30 West Street, PH3F</b>	<b>\$3,400,000</b>	\$1,621	Prudential Douglas Elliman broker Anna Sapritsky's investment in this Battery Park City penthouse paid off despite being sold for 21 percent less than ask. She paid \$2,879,000 in June 2007, an 18 percent appreciation.	
<b>290 Amherst Street, Brooklyn</b>	<b>\$3,250,000</b>	\$642	Markus Orbach, a partner in Three O Realty, bought this detached waterfront mansion in Manhattan Beach, Brooklyn. His company sued the state for seizing its Times Square property to build the New York Times' new headquarters.	
<b>181 East 90th Street, 21A</b>	<b>\$3,200,000</b>	\$1,643	Financial executive William Schreier sold this three-bedroom condo in Carnegie Hill's the Metropolitan for \$756,200 more than his purchase price in 2004. The asking price was \$3.45 million.	
<b>845 United Nations Plaza, 7A</b>	<b>\$3,200,000</b>	\$1,623	Diamond magnate Albert Gad sold this three-bedroom, three-bathroom apartment in Trump World Tower for just \$75,000 below the original asking price. There was no previous sale price recorded.	
<b>1049 Fifth Avenue, 10B</b>	<b>\$2,900,000</b>	\$1,585	This investment didn't pay off. The three-bedroom Upper East Side condo was purchased in July 2007 for \$3.33 million, representing a 12 percent decrease in value over less than two years.	
<b>330 East 72nd Street, 9</b>	<b>\$2,680,000</b>	\$1,148	Jeweler Joseph Gad purchased this three-bedroom apartment, which the seller paid \$2.5 million for in 2006, for 33 percent less than the asking price. Gad already owned another unit in the building, #10.	
<b>404 East 76th Street, 31A</b>	<b>\$2,500,000</b>	\$1,340	Orthopedic surgeon Philip Rafiy bought this three-bedroom condo at the Impala for 24 percent below the original asking price, which was posted February 2008. The seller paid \$2.15 million for the Upper East Side apartment in 2005.	
<b>576 4th Street, Brooklyn</b>	<b>\$2,400,000</b>	\$937	Seller Marcus Brauchli, executive editor of the Washington Post Co., paid \$2 million in 2004 for this Park Slope townhouse, a 20 percent increase in property value. The buyers are a city education official and a costume designer.	
<b>321 Greenwich Street, C</b>	<b>\$2,390,000</b>	\$1,056	The seller purchased this 2,300-square-foot, floor-through loft in Tribeca for \$2,275,000 in 2006, representing a 5 percent appreciation in property value. It was originally listed at \$2,625,000.	
<b>146 West 57th Street, 69C</b>	<b>\$2,350,000</b>	\$1,578	A two-bedroom apartment with sweeping views of Central Park and Manhattan, the price per square foot at this apartment was among the highest in the building. The apartment was never listed, and there is no previous purchase price recorded.	
<b>139 Wooster Street, 2A</b>	<b>\$2,262,500</b>	\$1,537	This Soho apartment, at the intersection of West Broadway, actually sold for slightly above the asking price of \$2.2 million. The seller purchased the unit in 2007 for \$2.07 million, a 9 percent appreciation in value.	