

1 Central Park South Sales History

Address	Apt	Size	R / B / B	ASF	Listed Price	Listed Date	Sold Price	Sold Date	WOM	APPSF	Source
1 Central Park South	802	1BD	3.5 / 1 / 1.5	1,155	\$3,500,000	12/21/10	\$2,750,000	09/13/11	38	\$2,380	Public
1 Central Park South	1002	1BD	3 / 1 / 1.5	1,155	\$3,195,000	01/28/11	\$2,800,000	08/02/11	27	\$2,424	Public
1 Central Park South	1707	3BD	7 / 3 / 3.5	2,975	\$12,995,000	03/29/10	\$10,200,000	07/29/11	70	\$3,428	Public
1 Central Park South	1806	STU	2.5 / 0 / 1	817			\$2,000,000	07/29/11		\$2,447	Public
1 Central Park South	501	2BD	5 / 2 / 3.5	2,656			\$15,300,000	06/29/11		\$5,760	Public
1 Central Park South	606	2BD	4 / 2 / 2	1,721	\$4,295,000	07/07/10	\$4,400,000	05/19/11	45	\$2,556	Public
1 Central Park South	1611	1BD	3 / 1 / 1.5	1,142	\$3,650,000	12/17/10	\$3,500,000	04/05/11	16	\$3,064	Public
1 Central Park South	1210	1BD	3 / 1 / 1		\$2,490,000	09/15/09	\$2,037,000	03/11/11	77		Public
1 Central Park South	1710	1BD	3 / 1 / 1	849	\$2,890,000	08/13/09	\$2,150,000	02/08/11	78	\$2,532	Public
1 Central Park South	1305	1BD	3 / 1 / 1.5	1,199	\$4,900,000	01/12/10	\$4,428,000	01/31/11	55	\$3,693	Public
1 Central Park South	810	2BD	4 / 2 / 2	1,328	\$4,500,000	09/17/10	\$4,150,000	12/23/10	14	\$3,125	Public
1 Central Park South	1313	2BD	5 / 2 / 2.5	2,339	\$5,950,000	05/27/10	\$5,550,000	12/17/10	29	\$2,372	Public
1 Central Park South	1304						\$3,105,662	12/14/10			Public
1 Central Park South	1513	2BD	5 / 2 / 2.5	2,285	\$5,800,000	10/26/10	\$5,400,000	12/02/10	5	\$2,363	Public
1 Central Park South				2,285			\$5,400,000	12/02/10		\$2,363	Public
1 Central Park South	2002						\$4,600,000	12/01/10			Public

Address	Apt	Size	R / B / B	ASF	Listed Price	Listed Date	Sold Price	Sold Date	WOM	APPSF	Source
1 Central Park South	2001						\$24,438,000	11/15/10			Public
1 Central Park South	1303	2BD	4 / 2 / 2.5	1,880	\$10,900,000	11/30/09	\$9,250,000	11/04/10	48	\$4,920	Public
1 Central Park South	1006	2BD	4 / 2 / 2	1,721	\$4,750,000	02/19/10	\$4,250,000	10/21/10	35	\$2,469	Public
1 Central Park South	1608	1BD	3 / 1 / 1	800	\$2,090,000	09/14/09	\$1,850,000	09/17/10	53	\$2,312	Public
1 Central Park South	506	2BD	6 / 2 / 2	2,661	\$5,500,000	09/26/09	\$4,770,000	08/12/10	46	\$1,792	Public
1 Central Park South	2001						\$23,469,633	07/13/10			Public
1 Central Park South	1609	3BD	6.5 / 3 / 3	2,791	\$13,900,000	10/17/09	\$12,350,000	07/12/10	38	\$4,424	Public
1 Central Park South				2,791			\$12,350,000	07/12/10		\$4,424	Public
1 Central Park South	1607	3BD	5 / 3 / 3	2,290	\$12,500,000	12/16/09	\$11,000,000	06/02/10	24	\$4,803	Public
1 Central Park South	1508	1BD	3 / 1 / 1	782	\$2,650,000	01/22/09	\$1,800,000	03/02/10	58	\$2,301	Public
Statistical Averages [Empty values not included]				1,792	\$5,914,167		\$7,049,934	[19.20 %]	42	\$3,141	

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