

## 45 Park Avenue – Sales History

Address	Apt	Size	R / B / B	ASF	Listed Price	Listed Date	Sold Price	Sold Date	W O M	APPSF	Source
45 Park Avenue	706	1BD	3 / 1 / 1.5	871	\$1,175,000	02/26/10	\$1,100,000	06/10/10	15	\$1,262	Public
45 Park Avenue	1201	2BD	4.5 / 2 / 2.5	1,500	\$2,620,000	01/22/10	\$2,170,000	07/15/10	25	\$1,446	Public
45 Park Avenue	PH-02	2BD	4 / 2 / 2.5	1,330	\$2,300,000	06/11/10	\$2,250,000	09/03/10	12	\$1,691	Public
45 Park Avenue	303	2BD	5 / 2 / 2.5	1,440	\$1,960,000	04/21/10	\$1,840,000	09/29/10	23	\$1,277	Public
45 Park Avenue	1606	1BD	3 / 1 / 1.5	871			\$1,375,000	12/29/10		\$1,578	Public
45 Park Avenue	701	2BD	6.5 / 2 / 2.5	1,494	\$2,300,000	06/24/10	\$2,050,000	01/20/11	30	\$1,372	Public
45 Park Avenue	305						\$1,527,375	01/25/11			Public
45 Park Avenue	606	1BD	3.5 / 1 / 1.5	859			\$625,000	03/08/11		\$727	Public
45 Park Avenue	604	1BD	3 / 1 / 1.5	906	\$1,149,000	12/23/10	\$995,000	04/20/11	17	\$1,098	Public
45 Park Avenue	401	2BD	4 / 2 / 2.5	1,477			\$800,000	07/18/11		\$541	Public
45 Park Avenue	1404	1BD	3 / 1 / 1.5	913	\$1,395,000	02/01/11	\$1,290,000	08/04/11	26	\$1,412	Public
45 Park Avenue	901	2BD	4.5 / 2 / 2.5	1,494	\$2,350,000	10/05/11	\$2,235,000	12/19/11	11	\$1,495	Public
45 Park Avenue	PH-01	2BD	4 / 2 / 2.5	1,519	\$2,950,000	05/17/11	\$2,825,000	10/03/11	20	\$1,859	Public
45 Park Avenue	702	1BD	3 / 1 / 1.5	927	\$1,385,000	11/01/11	\$1,300,000	01/24/12	12	\$1,402	Public
<b>Statistical Averages [Empty values not included]</b>				<b>1,200</b>	<b>\$1,958,400</b>		<b>\$1,598,741</b>	<b>[-18.36 %]</b>	<b>19</b>	<b>\$1,320</b>	

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