

257 Central Park West “The Orwell House” – Sales History

Address	Apt	Size	R / B / B	ASF	Shares	Listed Price	Listed Date	Sold Price	Sold Date	APPSF	Source
257 Central Park West	9-H	STU	2 / 0 / 1	400	311			\$250,000	05/06/13	\$625	Public
257 Central Park West	7-H	ALC	2.5 / 0 / 1		307	\$229,000	08/14/12	\$222,000	10/25/12		Public
257 Central Park West	12D							\$487,500	07/03/12		Public
257 Central Park West	5E							\$1,080,000	04/20/12		Public
257 Central Park West	8-C	2BD	4.5 / 2 / 2	1,200	809	\$1,685,000	09/20/11	\$1,650,000	02/17/12	\$1,375	Public
257 Central Park West	8A							\$5,605,500	01/31/12		Public
257 Central Park West	8-H	STU	2.5 / 0 / 1	350	309	\$325,000	10/27/10	\$303,000	01/31/12	\$865	Public
257 Central Park West	8-D	2BD	4.5 / 2 / 2	1,300	882	\$1,695,000	03/08/11	\$1,620,000	11/28/11	\$1,246	Public
257 Central Park West	5-H	STU	2 / 0 / 1			\$275,000	03/14/11	\$255,000	11/02/11		Public
257 Central Park West	7-G	1BD	3 / 1 / 2	600		\$599,000	03/01/11	\$585,000	08/12/11	\$975	Public
257 Central Park West	6-A	4BD	8 / 4 / 4			\$4,400,000	10/06/10	\$3,900,000	08/05/11		Public
257 Central Park West	9-D	2BD	5 / 2 / 2		890	\$1,325,000	02/25/11	\$1,243,000	05/11/11		Public
257 Central Park West	11-C	2BD	4.5 / 2 / 2		827	\$1,800,000	11/12/10	\$1,585,000	05/09/11		Public
257 Central Park West	3-C	2BD	4.5 / 2 / 2	1,100	779	\$1,750,000	01/26/11	\$1,750,000	04/15/11	\$1,590	Public
257 Central Park West	10-D	2BD	5 / 2 / 2			\$1,420,000	10/26/10	\$1,410,000	02/04/11		Public
257 Central Park West	4B							\$782,072	01/31/11		Public
257 Central Park West	7-A	4BD	8 / 4 / 3.5		1441	\$4,300,000	04/13/10	\$3,900,000	10/21/10		Public

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257 Central Park West	12-H	ALC	2.5 / 0 / 1					\$255,000	02/22/10		Public
257 Central Park West	11-D	2BD	5 / 2 / 2	1,300		\$1,395,000	09/18/09	\$1,330,000	01/14/10	\$1,023	Public
257 Central Park West	11-AB	4BD	8 / 4 / 4.5					\$500,000	11/03/09		Public
<u>Statistical Averages [Empty values not included]</u>				893		<u>\$1,630,615</u>		<u>\$1,435,654</u>	<u>[-11.96 %]</u>	<u>\$1,100</u>	

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