

The Dakota, 1 West 72 Street - Sales Report / Past 2 Years

Exclusively Prepared by: **Rupi Sood**

| Beds / Baths | # of Sales | Med Sales Price | Med PPSF | Med Days on Mkt | Original Discount           |
|--------------|------------|-----------------|----------|-----------------|-----------------------------|
| All          | 3          | \$4,999,000     | \$1,861  | 86<br>Days      | 0.99%<br>above original Ask |

| Sale Date    | Unit                                     | Sale Price                     | Size        | PPSF                | Days on Mkt |
|--------------|------------------------------------------|--------------------------------|-------------|---------------------|-------------|
| Feb 14, 2025 | <a href="#">46</a><br>4 Beds / 3.5 Baths | \$8,100,000<br>- from ask      | 4500<br>SFT | \$ 1,800<br>per SFT | -<br>Days   |
| Apr 01, 2024 | <a href="#">45</a><br>3 Beds / 2 Baths   | \$4,999,000<br>0.99% above ask | 2600<br>SFT | \$ 1,922<br>per SFT | 86<br>Days  |
| Jun 28, 2023 | <a href="#">42</a><br>- beds / - baths   | \$4,335,000<br>- from ask      | -<br>SFT    | -<br>per SFT        | -<br>Days   |



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