

March 16, 2011

DONE DEALS

Katzen's New York minute

BY ROSLYN LO

The saying "in a New York minute" doesn't only refer to Manhattan's fast-paced lifestyle; it can apply to the real estate market as well.

Frances Katzen, managing director at Prudential Douglas Elliman, recently closed a sale on a Greenwich Village condominium, which was listed on the market for only one week.

The condominium had generated a fair amount of interest, with 18 people attending the first open house. As soon as it hit the market, the four-bedroom unit on 542 LaGuardia Place #5B sold for \$2,461,000, which is \$111,111 over the asking price of \$2,350,000.



Katzen attributed the quick sale to a rare combination of circumstances, including limited market availability and a quality condo suited to the buyer's needs. "The location is good and so is the product," Katzen said.

The 1,500 s/f duplex has high ceilings, 2.5 baths, a roof deck, fireplace and courtyard.

Stribling's **Brittany Horn** brought in the buyer.