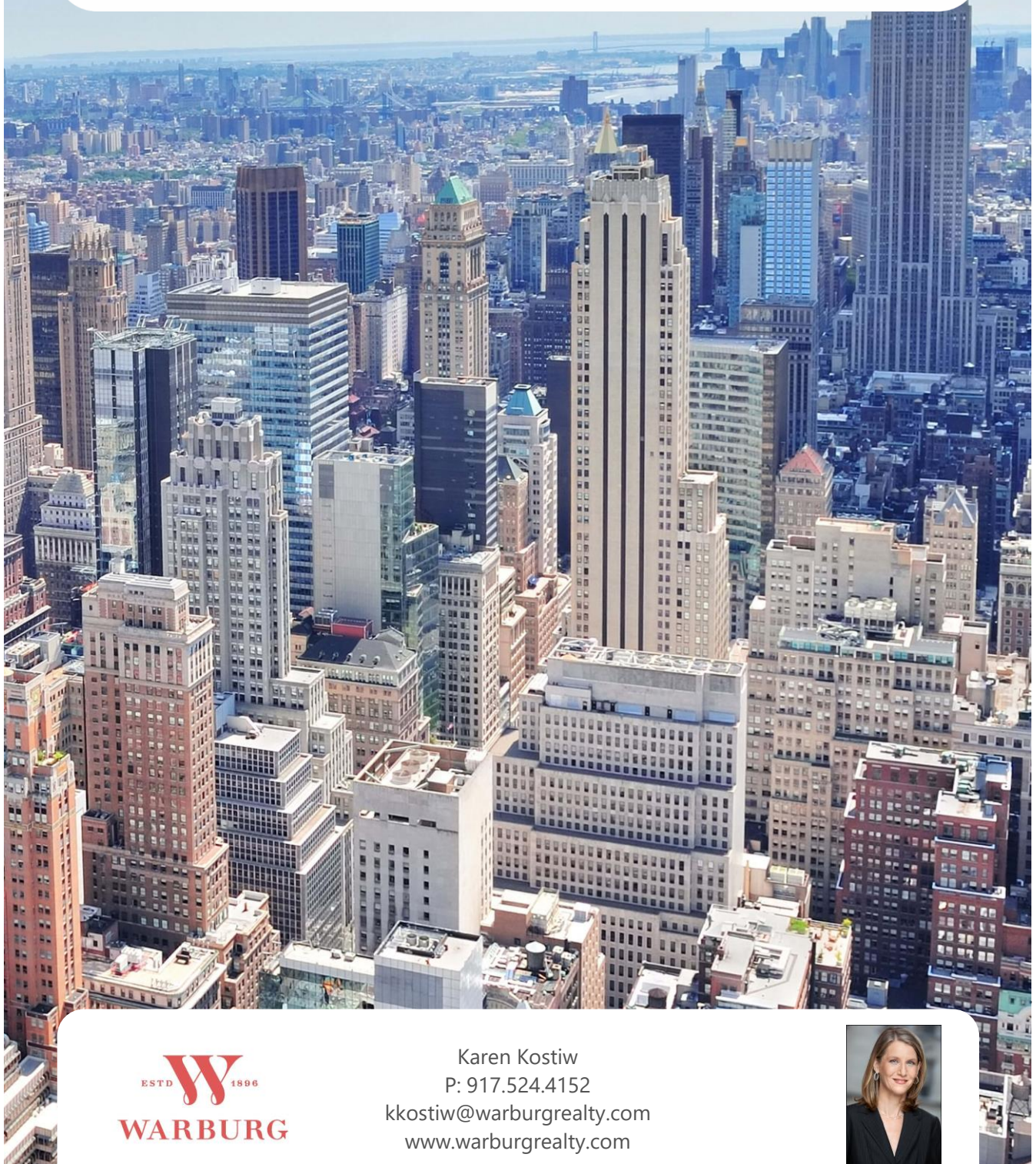


CENTRAL PARK SOUTH

A quarterly analysis of residential sales
in Central Park South, Manhattan

2nd Quarter 2018



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Residential Market Report, 2nd Quarter 2018

Central Park South, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$2.17M

80% YoY

NO. OF TRANSACTIONS

22

-8% YoY

MEDIAN PRICE/SQ.FT.

\$1,598

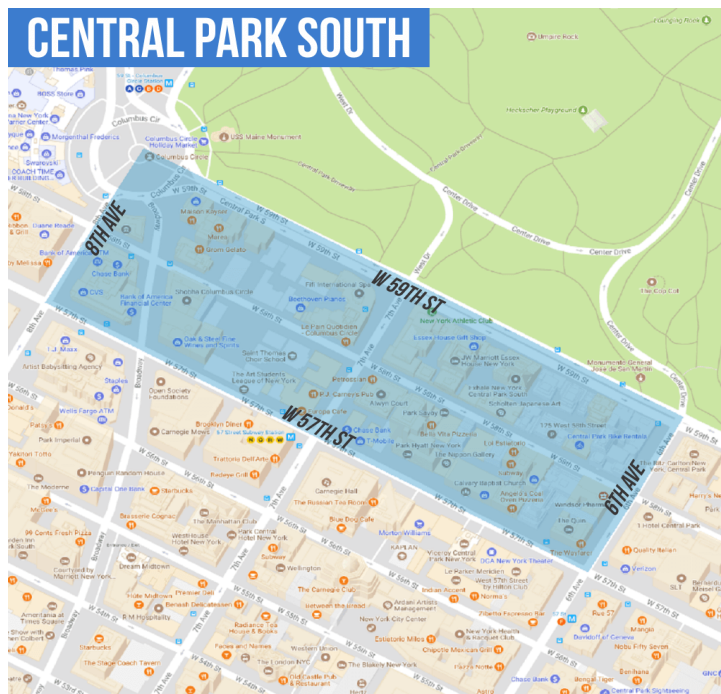
-12% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.08M

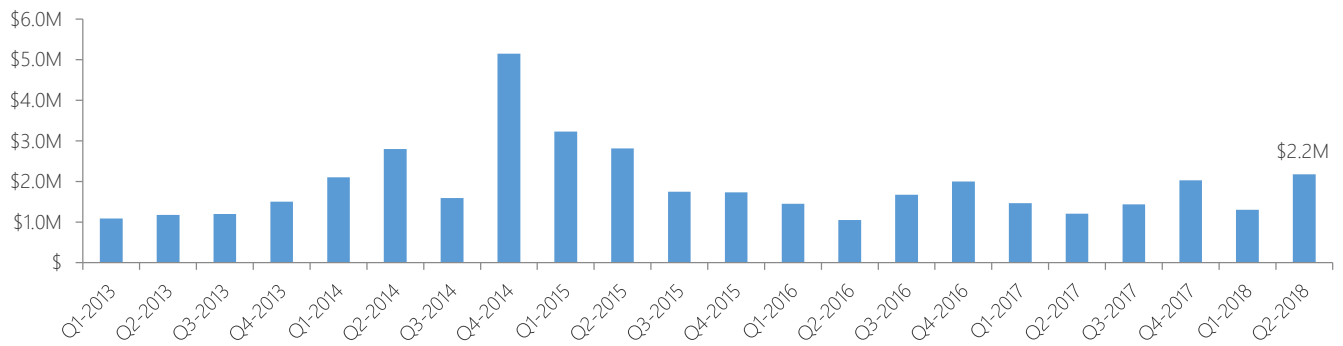
-8% YoY

NEIGHBORHOOD BOUNDARIES

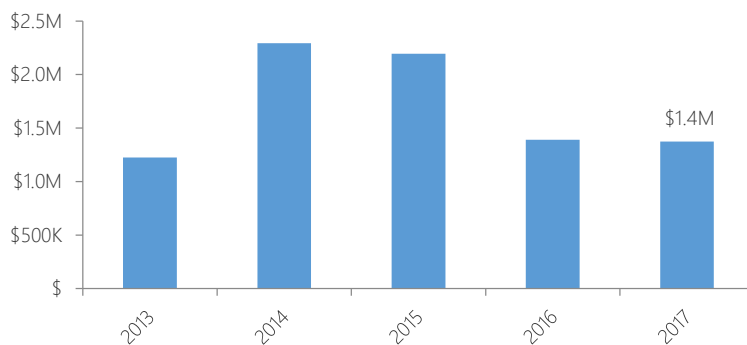


RESIDENTIAL STATS

Median Sale Price by Quarter

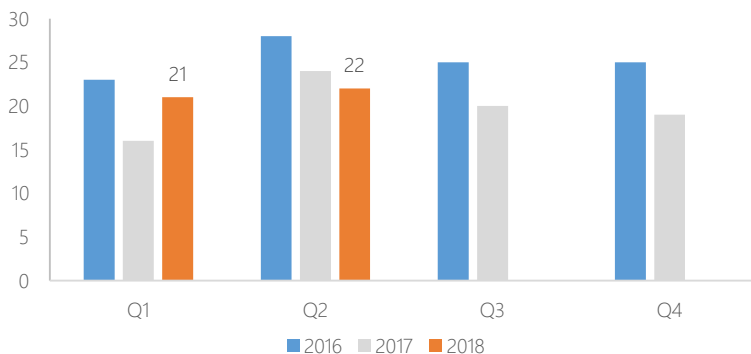


Median Sale Price by Year



Number of Transactions

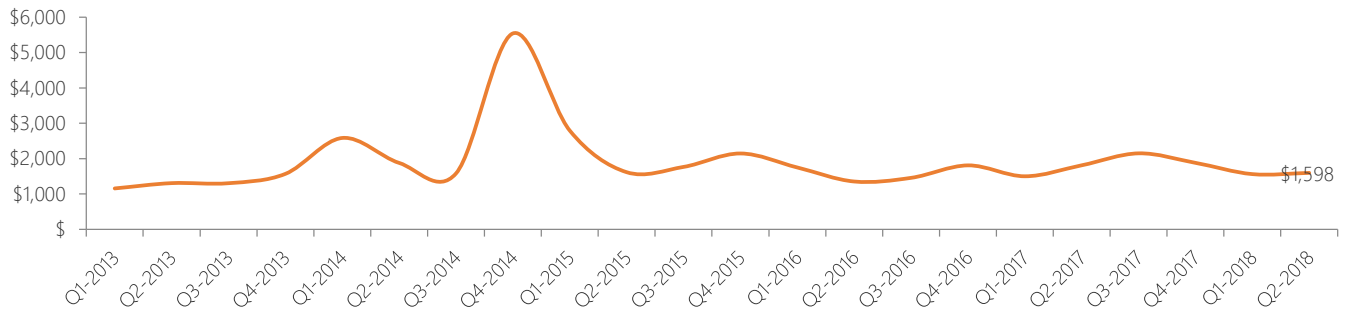
Quarter	2013	2014	2015	2016	2017	2018
Q1	24	28	35	23	16	21
Q2	37	61	32	28	24	22
Q3	47	30	29	25	20	
Q4	33	30	27	25	19	



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Median Sale Price per Square Foot

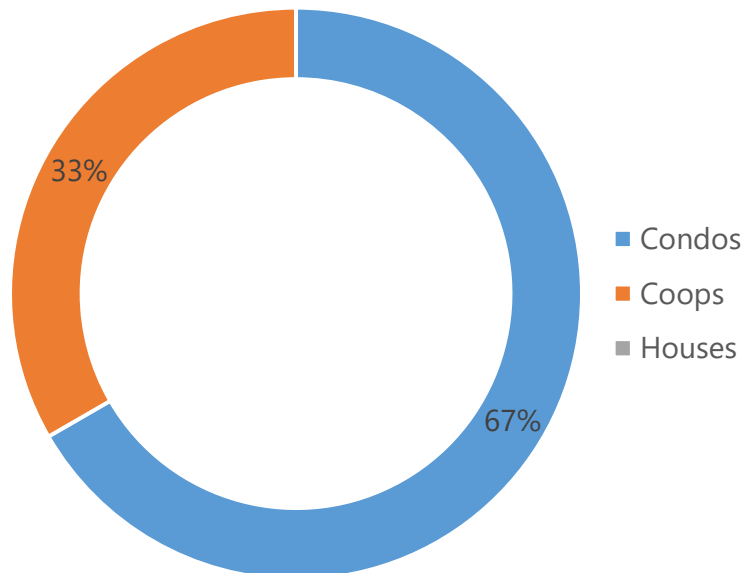


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$5,407,835	97%	\$2,899	38%	14
Coops	\$1,732,500	99%	\$1,598	44%	7
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
157 W 57th St #85	1-01010-1694	14-May-18	\$53,967,250	Condo	6,240
157 W 57th St #52B	1-01010-1655	8-May-18	\$24,441,500	Condo	5,475
157 W 57th St #61B	1-01010-1673	27-Jun-18	\$23,533,632	Condo	4,193
106 Central Park S #36A	1-01011-4411	8-May-18	\$15,000,000	Condo	1,902
157 W 57th St #42A	1-01010-1624	1-Jun-18	\$14,869,950	Condo	3,228
160 Central Park S #2818	1-01011-1693	4-Apr-18	\$8,300,000	Condo	473
157 W 57th St #33B	1-01010-1704	5-Apr-18	\$7,258,149	Condo	
157 W 57th St #32D	1-01010-1701	2-Apr-18	\$3,557,521	Condo	
128-130 Central Park S #9CD	1-01011-0045	18-Apr-18	\$2,662,500	Coop	1,750
200 Central Park S #21G	1-01030-0029	5-Apr-18	\$2,260,000	Coop	1,350
222 Central Park S #4	1-01030-0046	27-Jun-18	\$2,175,000	Coop	
100 W 58th St #5B	1-01010-1428	21-Jun-18	\$2,025,000	Condo	1,547
200 Central Park S #7R	1-01030-0029	4-Apr-18	\$1,732,500	Coop	
100 W 58th St #9G	1-01010-1462	25-May-18	\$1,450,000	Condo	1,161
100 W 58th St #4G	1-01010-1425	12-Jun-18	\$1,313,000	Condo	1,161
106 Central Park S #14O	1-01011-4244	10-May-18	\$1,225,000	Condo	918
106 Central Park S #14N	1-01011-4244	10-May-18	\$1,225,000	Condo	918
911-917 Seventh Ave #5F	1-01010-0061	30-Apr-18	\$980,000	Coop	
152 W 58th St #2B	1-01010-0053	30-Apr-18	\$980,000	Coop	
106 Central Park S #19B	1-01011-4306	16-May-18	\$550,000	Condo	764
150 Central Park S #1209	1-01011-0052	31-May-18	\$525,000	Coop	



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