

CENTRAL MIDTOWN

A quarterly analysis of residential sales
in Central Midtown, Manhattan

4th Quarter 2017



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Residential Market Report, 4th Quarter 2017

Central Midtown, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.63M

50% YoY

NO. OF TRANSACTIONS

100

35% YoY

MEDIAN PRICE/SQ.FT.

\$1,919

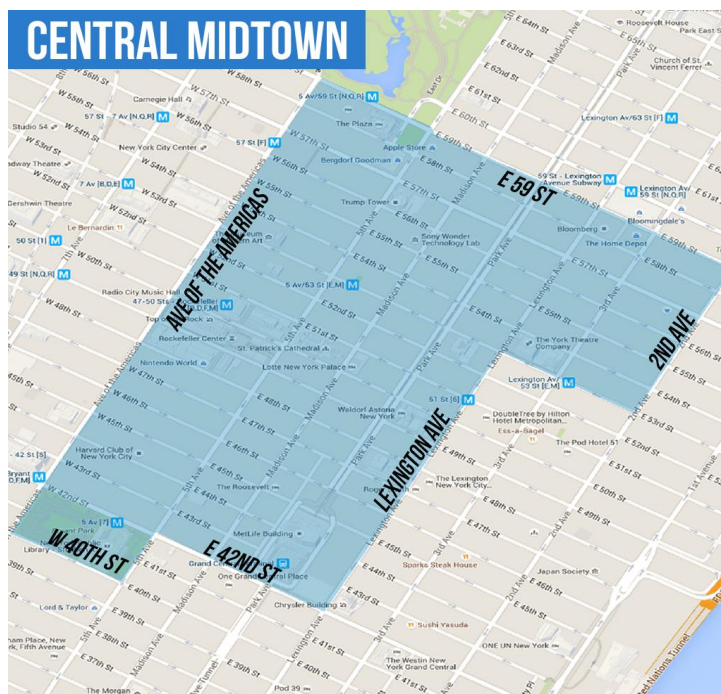
17% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.1M

11% YoY

NEIGHBORHOOD BOUNDARIES

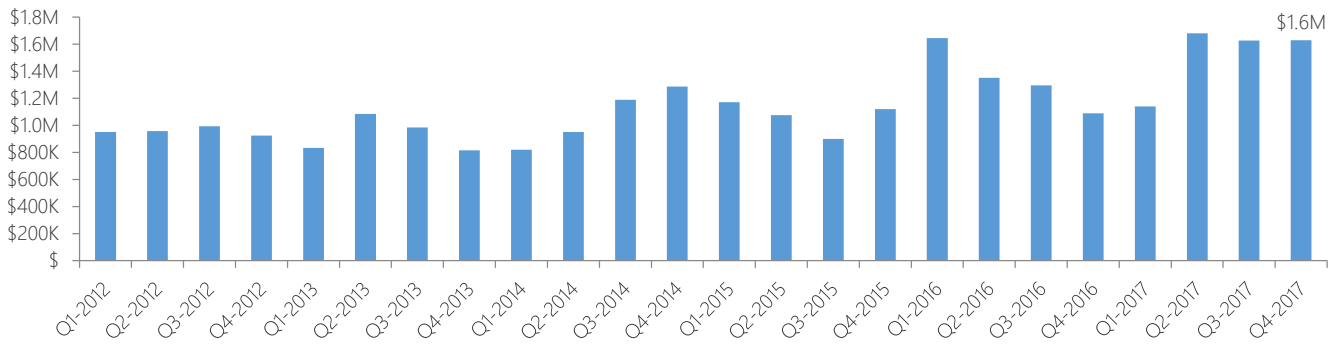


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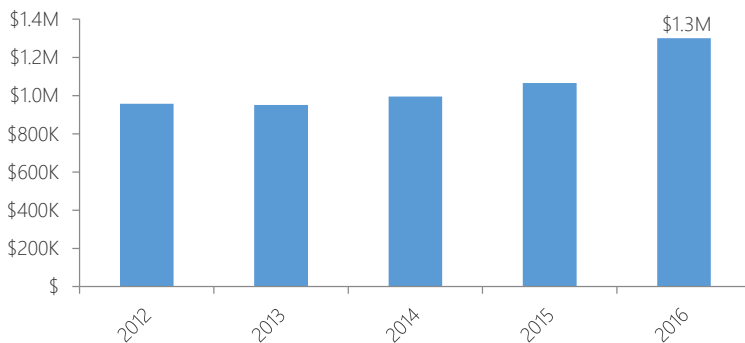


RESIDENTIAL STATS

Median Sale Price by Quarter

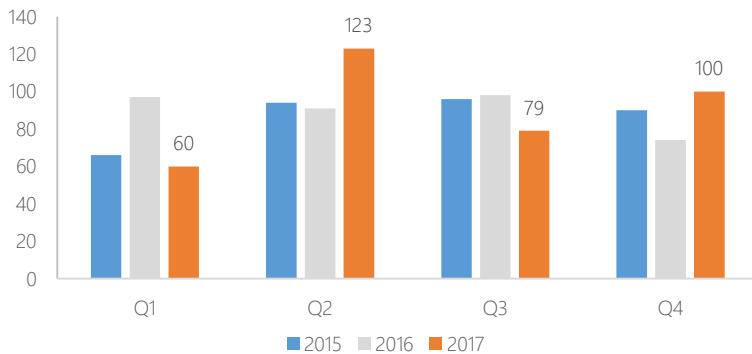


Median Sale Price by Year



Number of Transactions

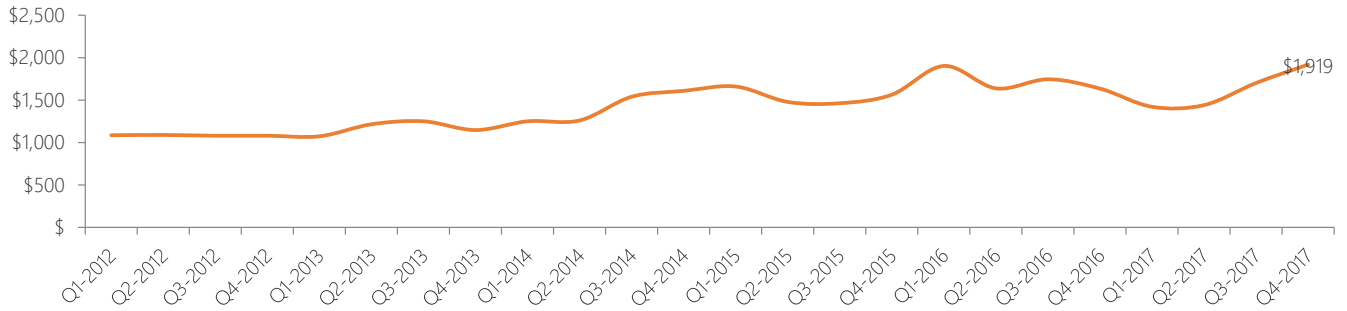
Quarter	2012	2013	2014	2015	2016	2017
Q1	59	68	74	66	97	60
Q2	82	102	94	94	91	123
Q3	86	113	94	96	98	79
Q4	103	82	94	90	74	100



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Median Sale Price per Square Foot

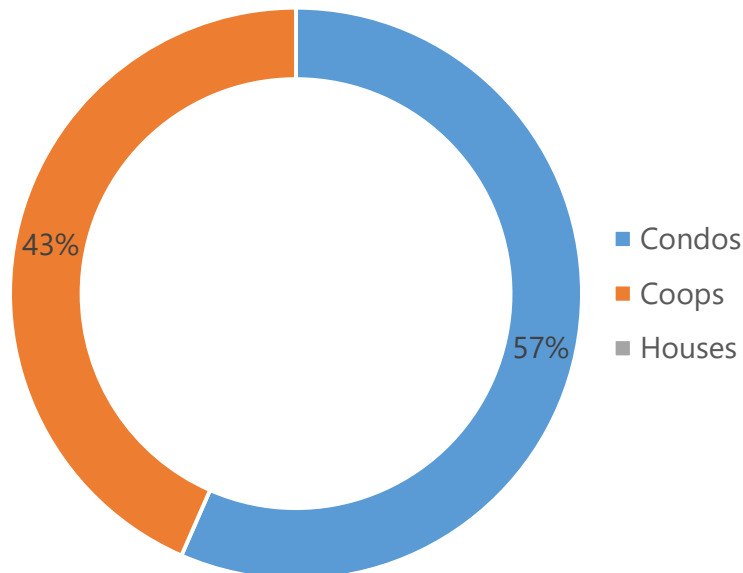


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$3,999,631	35%	\$2,430	13%	56
Coops	\$735,000	14%	\$945	6%	43
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
432-442 Park Ave	1-01292-1460	18-Dec-17	\$91,125,497	Condo	3,977
432-442 Park Ave	1-01292-1458	29-Dec-17	\$60,083,577	Condo	3,977
768 5 Ave #2009	1-01274-1634	5-Oct-17	\$32,700,000	Condo	6,316
432 Park Ave #65A	1-01292-1414	21-Dec-17	\$26,436,176	Condo	4,019
20 W 53 St #47A	1-01268-1263	2-Nov-17	\$18,837,625	Condo	4,557
432 Park Ave #35A	1-01292-1356	7-Dec-17	\$15,622,191	Condo	4,003
432 Park Ave #42C	1-01292-1373	15-Nov-17	\$14,907,383	Condo	3,575
252 E 57 St #57A	1-01330-1178	2-Oct-17	\$13,851,200	Condo	4,968
252 E 57 St #64A	1-01330-1193	3-Nov-17	\$13,545,725	Condo	4,600
252 E 57 St #56A	1-01330-1176	16-Oct-17	\$13,342,075	Condo	4,972
252 E 57 St #64B	1-01330-1194	23-Oct-17	\$10,490,975	Condo	3,307
252 E 57 St #63B	1-01330-1192	20-Dec-17	\$9,266,075	Condo	3,315
151 E 58 St #42E	1-01313-1066	12-Dec-17	\$8,500,000	Condo	2,410
432 Park Ave #48B	1-01292-1379	28-Dec-17	\$8,180,000	Condo	2,224
252 E 57 St #55C	1-01330-1175	12-Dec-17	\$8,149,000	Condo	
252 E 57 St #54C	1-01330-1172	9-Oct-17	\$8,149,000	Condo	3,043
151 E 58 St #43A	1-01313-1068	13-Nov-17	\$6,362,500	Condo	1,975
252 E 57 St #59A	1-01330-1183	19-Oct-17	\$6,112,500	Condo	2,244
252 E 57 St #50C	1-01330-1159	24-Oct-17	\$5,705,200	Condo	2,185
151 E 58 St #43C	1-01313-1070	19-Oct-17	\$5,450,000	Condo	1,364
252 E 57 St #51B	1-01330-1162	3-Oct-17	\$5,399,725	Condo	2,271
252 E 57 St #45A	1-01330-1137	28-Nov-17	\$4,989,410	Condo	2,200
252 E 57 St #49A	1-01330-1153	9-Nov-17	\$4,979,697	Condo	
252 E 57 St #44A	1-01330-1133	18-Oct-17	\$4,890,600	Condo	2,195
252 E 57 St #47B	1-01330-1146	21-Nov-17	\$4,381,475	Condo	1,743
252 E 57 St #46B	1-01330-1142	4-Oct-17	\$4,330,563	Condo	1,745
465 Park Ave #35	1-01312-1302	21-Dec-17	\$4,297,500	Coop	
252 E 57 St #39D	1-01330-1116	28-Dec-17	\$3,999,631	Condo	
15 W 53 St #35A	1-01269-1176	4-Oct-17	\$3,995,000	Condo	2,248
252 E 57 St #38D	1-01330-1112	5-Dec-17	\$3,933,445	Condo	1,930
252 E 57 St #38B	1-01330-1110	3-Nov-17	\$3,872,350	Condo	1,928
641 5 Ave #24A	1-01287-1017	4-Oct-17	\$3,800,000	Condo	2,259
24-28 Central Park S #18W	1-01274-0057	13-Dec-17	\$3,700,000	Coop	1,900
465 Park Ave #24W	1-01312-1302	2-Nov-17	\$2,950,000	Coop	
60 E 55 St #27A	1-01290-1149	7-Dec-17	\$2,425,000	Condo	1,283
641 5 Ave #28F	1-01287-1054	27-Oct-17	\$2,400,000	Condo	1,205
211 E 53 St #PHC	1-01327-1003	6-Nov-17	\$1,900,000	Coop	1,325
110-112 E 57 St #8DE	1-01311-0065	17-Oct-17	\$1,900,000	Coop	
432 Park Ave #29P	1-01292-1341	21-Dec-17	\$1,865,210	Condo	595
17 W 54 St #10E	1-01270-0020	24-Oct-17	\$1,850,000	Coop	
721-725 5 Ave #31C	1-01292-1012	21-Dec-17	\$1,800,000	Condo	1,127
250 E 54 St #21A	1-01327-1117	8-Dec-17	\$1,725,000	Condo	1,300
432 Park Ave #29A	1-01292-1328	15-Nov-17	\$1,713,233	Condo	546
18 W 48 St #28C	1-01263-1124	31-Oct-17	\$1,695,000	Condo	769
935-951 3 Ave #15C	1-01330-0004	15-Nov-17	\$1,685,000	Coop	
245 E 54 St #17F	1-01328-0021	11-Oct-17	\$1,650,000	Coop	1,400
721-725 5 Ave #40C	1-01292-1084	29-Nov-17	\$1,640,000	Condo	1,127
432 Park Ave #28C	1-01292-1318	28-Dec-17	\$1,620,000	Condo	384
17 W 54 St #1	1-01270-0020	14-Dec-17	\$1,600,000	Coop	
58 W 58 St #6A	1-01273-1024	6-Oct-17	\$1,567,371	Condo	925



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Address	BBL	Sale date	Sale price	Property type	Sqft
245 E 54 St #25F	1-01328-0021	12-Oct-17	\$1,500,000	Coop	
245 E 54 St #11BC	1-01328-0021	15-Nov-17	\$1,500,000	Coop	
58 W 58 St #7E	1-01273-1034	21-Nov-17	\$1,475,000	Condo	1,063
432 Park Ave #29L	1-01292-1338	29-Dec-17	\$1,316,791	Condo	351
220-224 E 57 St #18D	1-01330-0038	19-Dec-17	\$1,250,000	Coop	
211 E 53 St #6K	1-01327-1003	13-Dec-17	\$1,230,000	Coop	1,200
211 E 53 St #3D	1-01327-1003	4-Dec-17	\$1,230,000	Coop	1,300
768 5 Ave #1741	1-01274-1420	22-Dec-17	\$1,200,000	Condo	524
235 E 57 St #2E	1-01331-0017	16-Nov-17	\$1,125,000	Coop	1,100
60 E 55 St #17B	1-01290-1122	21-Nov-17	\$1,080,000	Condo	528
480 Park Ave #16H	1-01294-0033	8-Dec-17	\$1,070,000	Coop	
136 E 56 St #10B	1-01310-0059	6-Dec-17	\$999,000	Coop	1,000
235 E 57 St #11D	1-01331-0017	18-Oct-17	\$872,000	Coop	750
211 E 53 St #14G	1-01327-1003	20-Dec-17	\$842,500	Coop	
135 E 54 St #8G	1-01309-1173	14-Nov-17	\$835,000	Condo	781
77 W 55 St #2H	1-01271-0208	29-Nov-17	\$820,000	Condo	730
141 E 55 St #3E	1-01310-1015	6-Oct-17	\$780,000	Condo	594
77 W 55 St #4D	1-01271-0404	8-Dec-17	\$765,000	Condo	566
245 E 54 St #23D	1-01328-0021	27-Dec-17	\$750,000	Coop	800
220-224 E 54 St #12C	1-01327-0037	19-Oct-17	\$735,000	Coop	900
245 E 54 St #25L	1-01328-0021	17-Oct-17	\$730,000	Coop	712
141 E 55 St #12B	1-01310-1082	22-Dec-17	\$720,000	Condo	587
245 E 54 St #15G	1-01328-0021	19-Dec-17	\$689,000	Coop	
211 E 53 St #2F	1-01327-1003	6-Dec-17	\$675,000	Coop	735
77 W 55 St #12D	1-01271-1204	28-Dec-17	\$670,000	Condo	566
245 E 54 St #12L	1-01328-0021	15-Dec-17	\$670,000	Coop	712
25 W 54 St #3B	1-01270-0017	12-Oct-17	\$625,000	Coop	
245 E 54 St #21P	1-01328-0021	30-Nov-17	\$625,000	Coop	
245 E 54 St #25N	1-01328-0021	24-Oct-17	\$624,000	Coop	
245 E 54 St #25A	1-01328-0021	27-Nov-17	\$622,500	Coop	700
220-224 E 57 St #5J	1-01330-0038	24-Oct-17	\$566,000	Coop	600
153 E 57 St #18B	1-01312-0028	21-Dec-17	\$560,000	Coop	500
153 E 57 St #2L	1-01312-0028	14-Dec-17	\$559,000	Coop	
238-242 E 55 St #9H	1-01328-0030	13-Oct-17	\$555,000	Coop	650
238-242 E 55 St #6C	1-01328-0030	10-Nov-17	\$555,000	Coop	
225 E 57 St #7R	1-01331-1203	11-Oct-17	\$535,000	Coop	
225 E 57 St #10P	1-01331-1203	29-Dec-17	\$517,500	Coop	548
227-233 E 57 St #20B	1-01331-0014	4-Oct-17	\$490,000	Coop	550
245 E 54 St #14T	1-01328-0021	31-Oct-17	\$470,000	Coop	
465 Park Ave #18F	1-01312-1302	18-Dec-17	\$450,000	Coop	850
220-224 E 57 St #5G	1-01330-0038	26-Oct-17	\$405,000	Coop	
15 W 53 St #16K	1-01269-1063	11-Oct-17	\$160,208	Condo	634
17 W 54 St #SR4	1-01270-0020	14-Dec-17	\$150,000	Coop	
212 E 57 St #2C	1-01330-1004	3-Nov-17	\$150,000	Condo	1,260



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