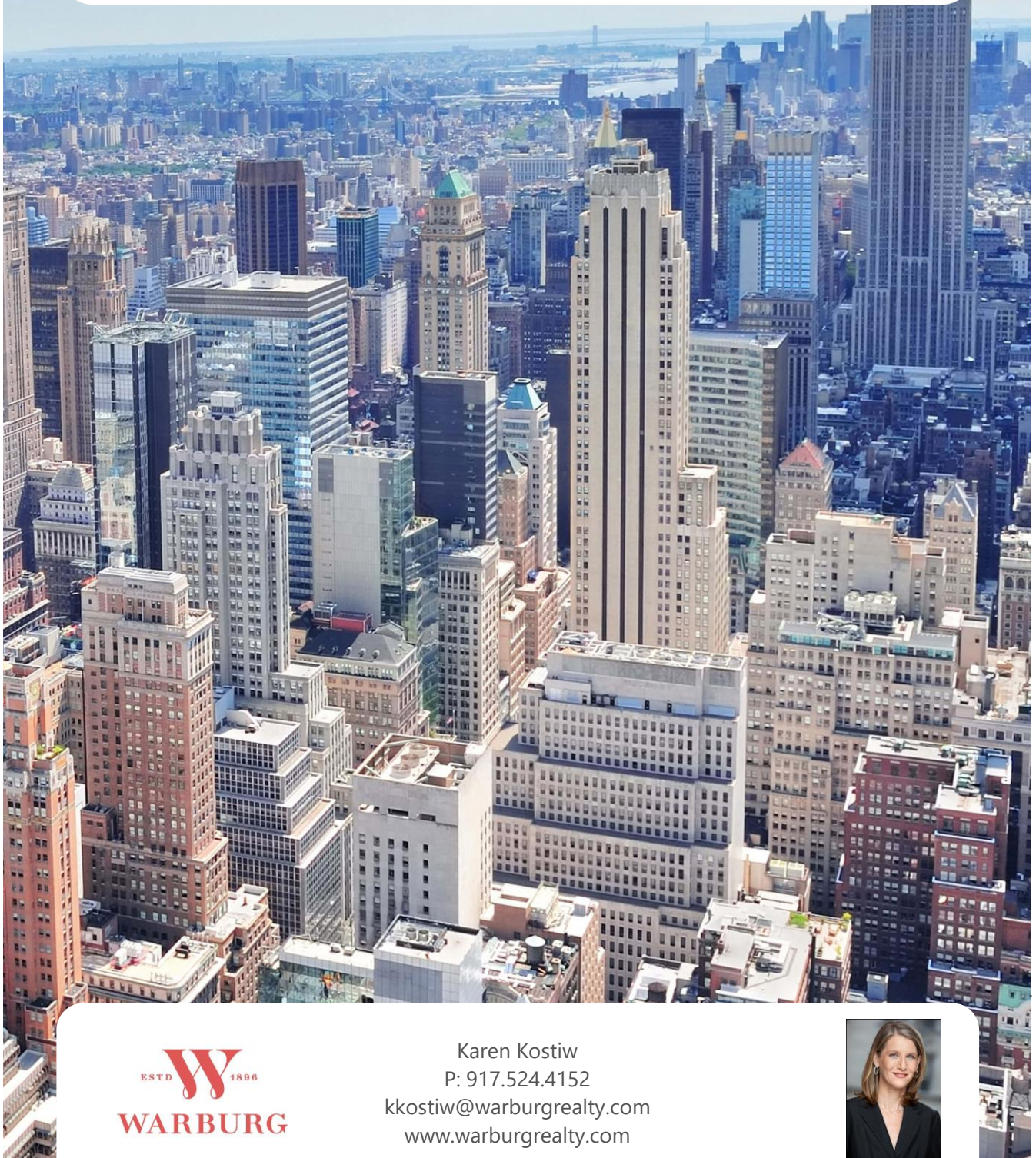


GRAMERCY PARK

A quarterly analysis of residential sales
in Gramercy Park, Manhattan

4th Quarter 2017



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Residential Market Report, 4th Quarter 2017

Gramercy Park, Manhattan

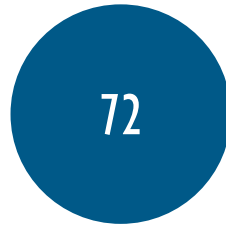
SUMMARY

MEDIAN SALE PRICE



13% YoY

NO. OF TRANSACTIONS



-3% YoY

MEDIAN PRICE/SQ.FT.



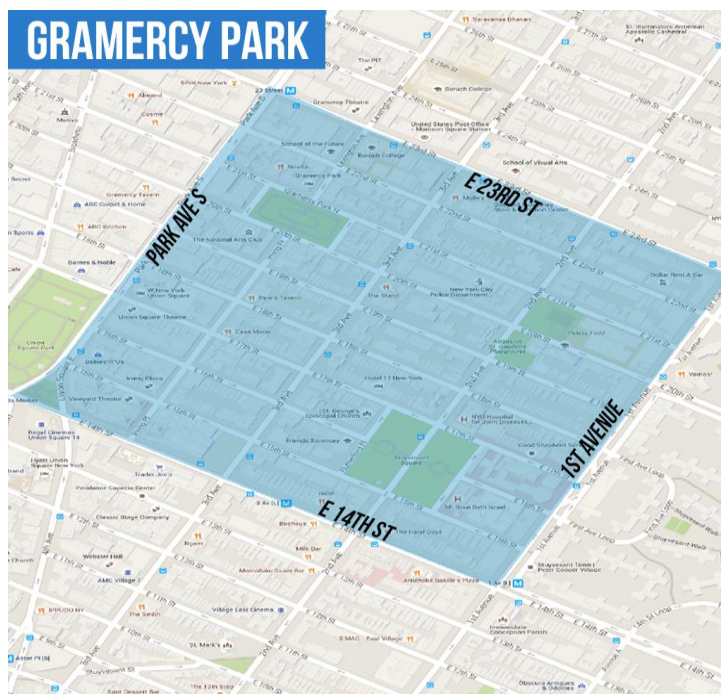
27% YoY

MANHATTAN
MEDIAN SALE PRICE



11% YoY

NEIGHBORHOOD BOUNDARIES

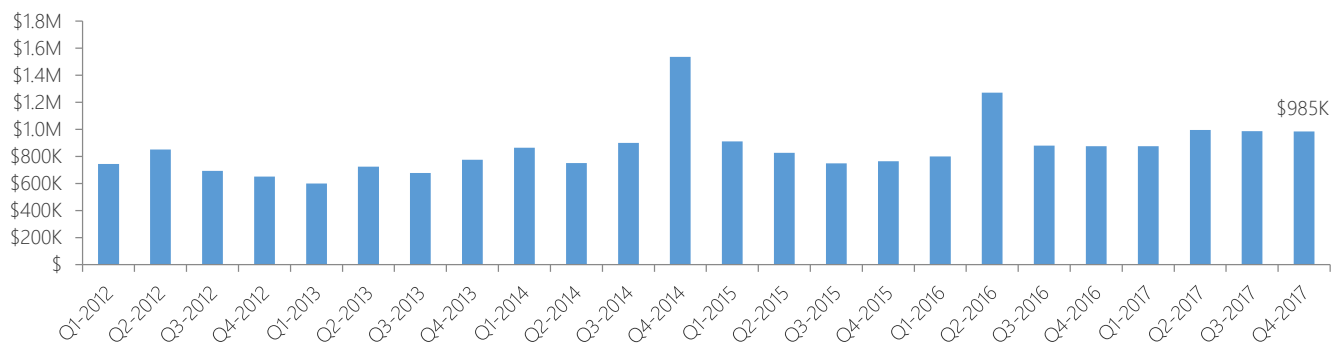


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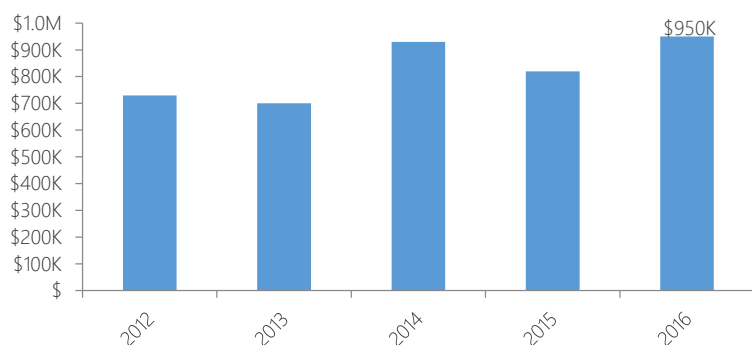


RESIDENTIAL STATS

Median Sale Price by Quarter

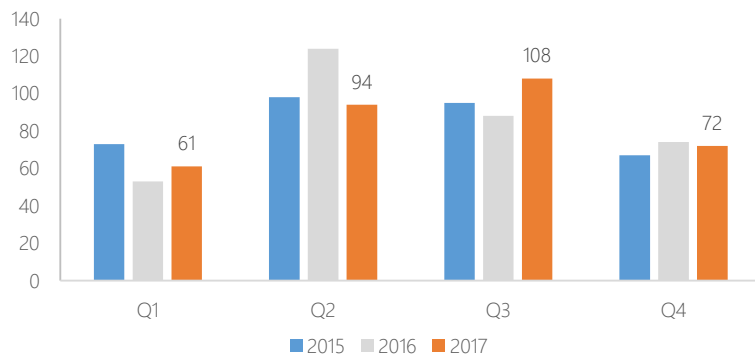


Median Sale Price by Year



Number of Transactions

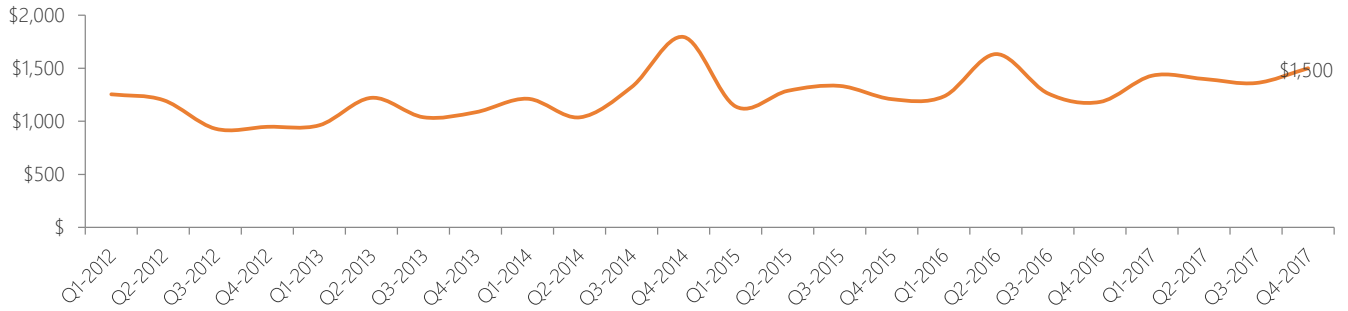
Quarter	2012	2013	2014	2015	2016	2017
Q1	65	73	91	73	53	61
Q2	111	101	101	98	124	94
Q3	112	114	139	95	88	108
Q4	79	88	126	67	74	72



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Median Sale Price per Square Foot

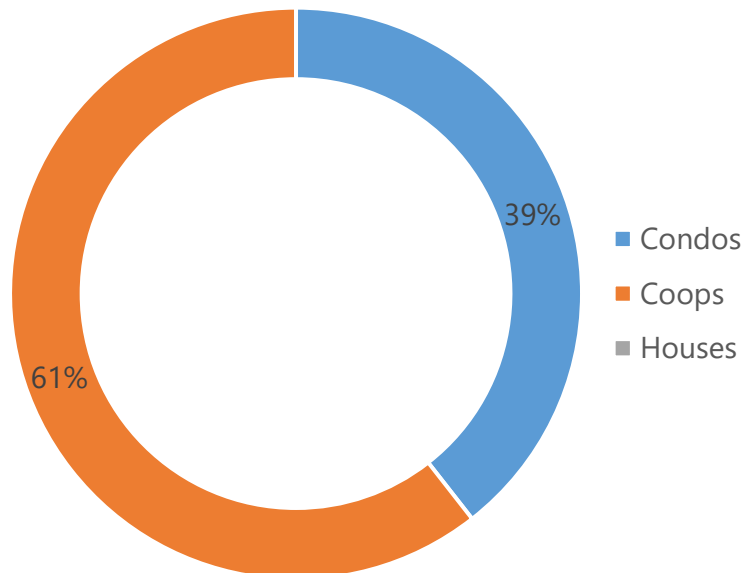


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,368,750	4%	\$1,708	11%	28
Coops	\$839,500	2%	\$1,085	-5%	43
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
45 Gramercy Park N #5B	1-00877-0026	7-Nov-17	\$5,881,925	Coop	
136 E 19 St #34W	1-00874-1204	28-Nov-17	\$4,200,000	Condo	2,240
300 E 23 St #14B	1-00928-1580	13-Nov-17	\$3,150,000	Condo	1,376
24-25 Gramercy Park S #9E	1-00875-0056	19-Oct-17	\$2,995,000	Coop	
205-223 3 Ave #19G	1-00899-0001	27-Dec-17	\$2,595,000	Coop	1,600
205 E 22 St #PHA	1-00903-1053	12-Oct-17	\$2,525,000	Condo	1,866
145-154 E 15 St #3UT	1-00871-0039	30-Oct-17	\$2,350,000	Coop	
323-327 2 Ave #2FG	1-00899-0032	31-Oct-17	\$2,209,932	Coop	
300 E 23 St #17C	1-00928-1590	1-Nov-17	\$2,030,000	Condo	1,128
1 Irving Pl #G27	1-00870-1223	14-Dec-17	\$1,950,000	Condo	1,016
385 1 Ave #14E	1-00928-1683	11-Oct-17	\$1,900,000	Condo	1,235
385 1 Ave #14B	1-00928-1681	16-Oct-17	\$1,845,000	Condo	
340 E 23 St #PH2F	1-00928-1401	22-Dec-17	\$1,775,000	Condo	1,062
385 1 Ave #4B	1-00928-1618	29-Nov-17	\$1,615,000	Condo	
205 E 22 St #2D	1-00903-1014	14-Nov-17	\$1,600,000	Condo	1,027
222 E 17 St #1	1-00897-0064	26-Oct-17	\$1,550,000	Coop	1,500
147-155 3 Ave #7E	1-00897-0001	28-Dec-17	\$1,550,000	Coop	1,350
195 3 Ave #11G	1-00898-0001	23-Oct-17	\$1,500,000	Coop	1,000
323-327 2 Ave #9A	1-00899-0032	12-Oct-17	\$1,463,000	Coop	1,200
36 Gramercy Park E #3S	1-00876-1211	7-Dec-17	\$1,425,000	Condo	895
1 Irving Pl #V16	1-00870-1504	17-Nov-17	\$1,390,000	Condo	714
1 Irving Pl #G20	1-00870-1216	8-Dec-17	\$1,375,000	Condo	684
1 Irving Pl #G9	1-00870-1206	14-Dec-17	\$1,362,500	Condo	794
385 1 Ave #15G	1-00928-1690	14-Nov-17	\$1,306,110	Condo	727
1 Irving Pl #V7	1-00870-1561	12-Dec-17	\$1,300,000	Condo	661
385 1 Ave #12G	1-00928-1678	30-Oct-17	\$1,260,289	Condo	
385 1 Ave #6G	1-00928-1636	30-Nov-17	\$1,145,000	Condo	
385 1 Ave #7G	1-00928-1643	26-Oct-17	\$1,114,806	Condo	729
283-285 3 Ave #6F	1-00903-0001	2-Nov-17	\$1,100,000	Coop	
300 E 23 St #11H	1-00928-1571	22-Nov-17	\$1,090,000	Condo	641
385 1 Ave #6H	1-00928-1637	9-Nov-17	\$1,061,730	Condo	748
205-223 3 Ave #18M	1-00899-0001	16-Oct-17	\$1,050,000	Coop	1,025
385 1 Ave #5F	1-00928-1628	16-Oct-17	\$1,049,000	Condo	720
385 1 Ave #3G	1-00928-1615	7-Nov-17	\$1,015,909	Condo	729
230 E 15 St #12D	1-00896-0032	29-Nov-17	\$954,000	Coop	
267-279 3 Ave #5P	1-00902-0001	19-Dec-17	\$949,000	Coop	875
147-155 3 Ave #2D	1-00897-0001	6-Oct-17	\$944,495	Coop	
1 Rutherford Pl #1F	1-00897-0063	10-Nov-17	\$930,000	Coop	
382-390 2 Ave #11E	1-00928-0001	3-Oct-17	\$921,000	Coop	850
38 Gramercy Park N #4D	1-00876-0026	27-Dec-17	\$900,000	Coop	600
267-279 3 Ave #7F	1-00902-0001	25-Oct-17	\$899,000	Coop	
130 E 18 St #11C	1-00873-0019	1-Nov-17	\$877,850	Coop	650
210 E 15 St #10L	1-00896-0039	26-Oct-17	\$860,000	Coop	725
145-154 E 15 St #4L	1-00871-0039	5-Oct-17	\$854,000	Coop	
195 3 Ave #4E	1-00898-0001	16-Oct-17	\$825,000	Coop	
157 E 18 St #5J	1-00874-1003	27-Oct-17	\$820,000	Coop	
235 E 22 St #6H	1-00903-1127	5-Dec-17	\$818,000	Coop	
1 Irving Pl #P10	1-00870-1149	16-Nov-17	\$812,500	Condo	452
230-240 3 Ave #11B	1-00875-0047	15-Dec-17	\$775,000	Coop	725
102-110 E 22 St #2G	1-00877-0084	18-Dec-17	\$750,000	Coop	720



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Address	BBL	Sale date	Sale price	Property type	Sqft
340 E 23 St #10G	1-00928-1308	2-Nov-17	\$750,000	Condo	431
230 E 15 St #12E	1-00896-0032	14-Nov-17	\$695,000	Coop	
130 E 18 St #2P	1-00873-0019	20-Nov-17	\$695,000	Coop	
235 E 22 St #15P	1-00903-1127	26-Oct-17	\$669,000	Coop	
210-212 E 17 St #1C	1-00897-0069	20-Oct-17	\$665,000	Coop	650
230-240 3 Ave #12K	1-00875-0047	19-Oct-17	\$665,000	Coop	
382-390 2 Ave #4K	1-00928-0001	11-Oct-17	\$650,000	Coop	
207 E 21 St #5B	1-00902-0009	19-Dec-17	\$610,000	Coop	650
317-319 E 18 St #2A	1-00924-0013	8-Dec-17	\$610,000	Coop	
26 Gramercy Park S #9B	1-00875-0055	18-Dec-17	\$565,000	Coop	
157-165 3 Ave #2E	1-00897-0035	11-Oct-17	\$555,000	Coop	500
310 E 23 St #7D	1-00928-1107	11-Dec-17	\$525,000	Coop	
230 E 15 St #6F	1-00896-0032	6-Nov-17	\$489,000	Coop	
22 Irving Pl #2A	1-00871-0021	20-Nov-17	\$474,264	Coop	
4-8 Lexington Ave #6E	1-00877-0074	17-Nov-17	\$465,000	Coop	
235 E 22 St #6V	1-00903-1127	12-Dec-17	\$445,000	Coop	425
340 E 23 St #11F	1-00928-1320	24-Oct-17	\$200,000	Condo	638
227 E 14 St #1W	1-00896-0013	6-Dec-17	\$127,000	Coop	



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