

# SUTTON PLACE

A quarterly analysis of residential sales  
in Sutton Place, Manhattan

4th Quarter 2017



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# Residential Market Report, 4th Quarter 2017

## Sutton Place, Manhattan

### SUMMARY

MEDIAN SALE PRICE

**\$1.02M**

14% YoY

NO. OF TRANSACTIONS

**74**

10% YoY

MEDIAN PRICE/SQ.FT.

**\$1,046**

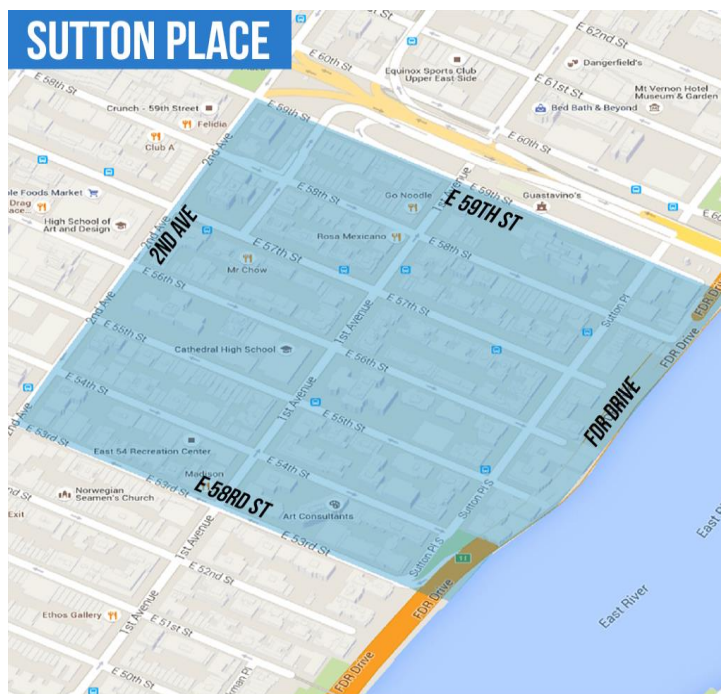
12% YoY

MANHATTAN  
MEDIAN SALE PRICE

**\$1.1M**

11% YoY

### NEIGHBORHOOD BOUNDARIES

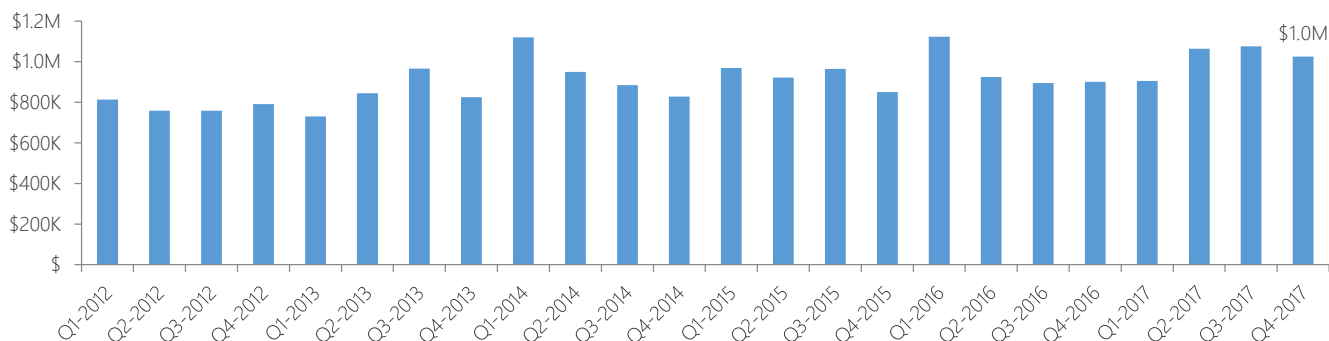


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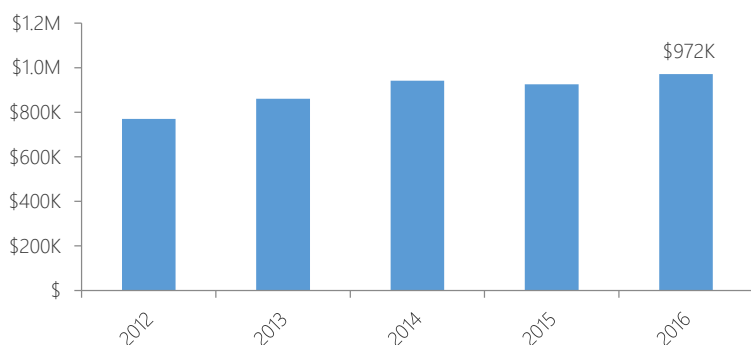


# RESIDENTIAL STATS

## Median Sale Price by Quarter

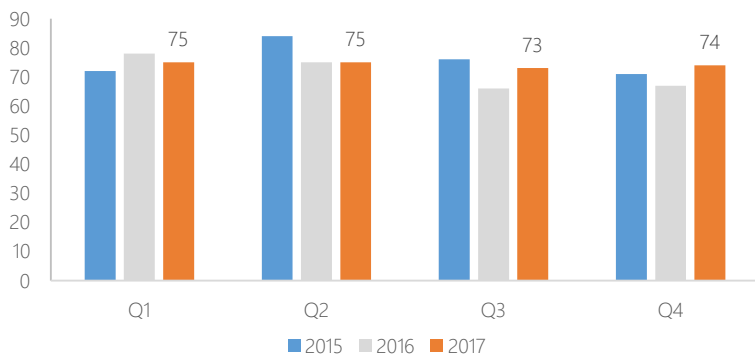


## Median Sale Price by Year



## Number of Transactions

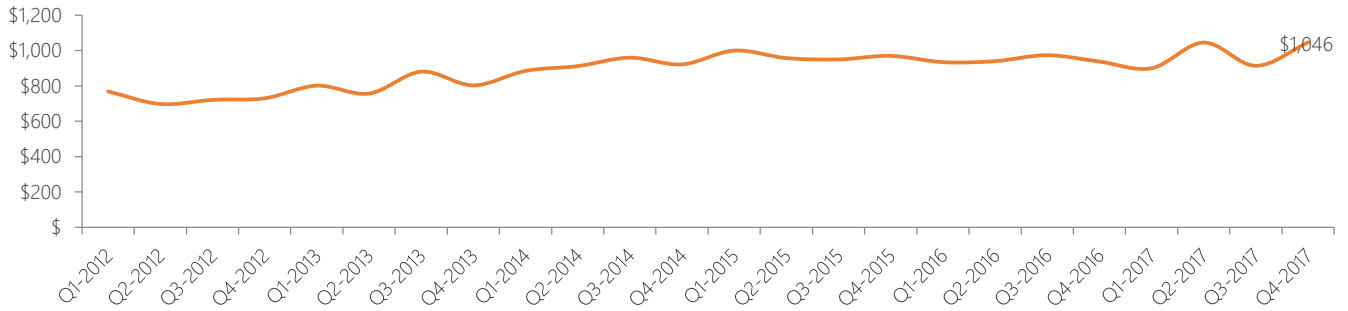
Quarter	2012	2013	2014	2015	2016	2017
Q1	78	80	89	72	78	75
Q2	72	97	89	84	75	75
Q3	81	122	103	76	66	73
Q4	94	84	80	71	67	74



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## Median Sale Price per Square Foot

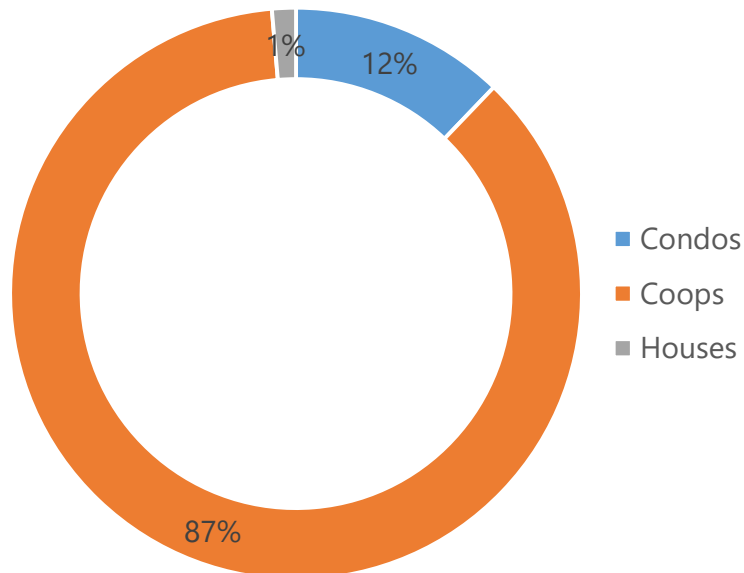


## RESIDENTIAL SALES BREAKDOWN

### Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,200,000	5%	\$1,268	8%	9
Coops	\$915,000	5%	\$930	1%	64
Houses	\$7,650,000	-	\$1,500	-	1

### Number of Sales by Building Type



## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
4 Riverview Ter	1-01372-0058	8-Dec-17	\$7,650,000	House	5,100
447 E 57 St #PH	1-01369-0016	24-Oct-17	\$5,000,000	Coop	2,700
425 E 58 St #34E	1-01370-0015	28-Dec-17	\$3,000,000	Coop	2,750
415-423 E 54 St #20M	1-01366-1075	10-Nov-17	\$2,875,000	Condo	2,244
425 E 58 St #22A	1-01370-0015	19-Dec-17	\$2,500,000	Coop	2,400
322 E 57 St #2	1-01349-0041	19-Oct-17	\$2,200,000	Coop	
300 E 54 St #27L	1-01346-0049	20-Dec-17	\$2,150,000	Coop	
400 E 56 St #14N	1-01367-0001	21-Nov-17	\$2,100,000	Coop	
400 E 54 St #26A	1-01365-1488	15-Nov-17	\$1,868,489	Condo	1,053
20 Sutton Pl S #14E	1-01367-0026	15-Dec-17	\$1,810,000	Coop	1,900
60 Sutton Pl S #12DN	1-01365-0020	26-Oct-17	\$1,795,000	Coop	1,350
1084 2 Ave #42G	1-01350-0001	11-Dec-17	\$1,710,000	Coop	3,300
425 E 58 St #41F	1-01370-0015	10-Oct-17	\$1,700,000	Coop	
418 E 59 St #29A	1-01370-0038	27-Oct-17	\$1,690,000	Coop	1,400
300 E 54 St #33H	1-01346-0049	4-Dec-17	\$1,660,000	Coop	1,500
440 E 57 St #18A	1-01368-0033	17-Oct-17	\$1,500,000	Coop	
415-423 E 54 St #6C	1-01366-1021	14-Dec-17	\$1,450,000	Condo	1,144
351 E 57 St #19A	1-01350-1017	20-Nov-17	\$1,440,000	Coop	
400 E 56 St #4H	1-01367-0001	3-Nov-17	\$1,400,000	Coop	
300 E 55 St #8B	1-01347-1039	24-Oct-17	\$1,400,000	Condo	1,027
400 E 56 St #10G	1-01367-0001	6-Oct-17	\$1,305,000	Coop	1,182
400 E 56 St #23E	1-01367-0001	14-Dec-17	\$1,285,000	Coop	1,009
430 E 57 St #9C	1-01368-0036	12-Dec-17	\$1,255,000	Coop	1,200
400 E 56 St #11R	1-01367-0001	14-Dec-17	\$1,245,000	Coop	1,098
36 E 56 St #6A	1-01367-0020	12-Oct-17	\$1,230,000	Coop	
300 E 54 St #31H	1-01346-0049	14-Dec-17	\$1,220,000	Coop	925
420 E 58 St #14B	1-01369-1036	27-Nov-17	\$1,200,000	Condo	1,019
400 E 56 St #38C	1-01367-0001	21-Nov-17	\$1,190,000	Coop	
1110-1116 2 Ave #2102	1-01351-0001	11-Dec-17	\$1,185,000	Coop	1,150
433 E 56 St #14B	1-01368-0013	7-Nov-17	\$1,175,000	Coop	1,350
36 E 56 St #14A	1-01367-0020	5-Oct-17	\$1,150,000	Coop	
420 E 58 St #5B	1-01369-1012	20-Dec-17	\$1,135,000	Condo	1,080
1076-1082 1 Ave #5F	1-01370-0046	21-Dec-17	\$1,125,000	Coop	1,100
400 E 56 St #20C	1-01367-0001	16-Oct-17	\$1,110,000	Coop	
1084 2 Ave #43F	1-01350-0001	10-Oct-17	\$1,100,000	Coop	
345 E 56 St #3F	1-01349-1004	17-Oct-17	\$950,000	Coop	
36 E 56 St #12E	1-01367-0020	3-Nov-17	\$930,000	Coop	1,000
420 E 58 St #9A	1-01369-1023	17-Oct-17	\$925,000	Condo	801
1084 2 Ave #40F	1-01350-0001	7-Nov-17	\$900,000	Coop	2,150
14 Sutton Pl S #4G	1-01368-0024	13-Oct-17	\$850,000	Coop	800
440 E 57 St #GARB	1-01368-0033	16-Nov-17	\$820,000	Coop	
60 Sutton Pl S #4GN	1-01365-0020	12-Oct-17	\$810,000	Coop	
400 E 56 St #37M	1-01367-0001	12-Dec-17	\$799,000	Coop	685
420 E 58 St #10C	1-01369-1028	9-Nov-17	\$795,000	Condo	548
425 E 54 St #2F	1-01366-0016	6-Oct-17	\$783,000	Coop	
440 E 57 St #3C	1-01368-0033	16-Nov-17	\$750,000	Coop	1,100
424 E 57 St #5D	1-01368-0039	19-Oct-17	\$750,000	Coop	
300 E 54 St #28F	1-01346-0049	26-Oct-17	\$749,000	Coop	650
300 E 54 St #10C	1-01346-0049	14-Nov-17	\$742,000	Coop	
60 Sutton Pl S #9FS	1-01365-0020	19-Oct-17	\$735,000	Coop	650



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Address	BBL	Sale date	Sale price	Property type	Sqft
1110-1116 2 Ave #3604	1-01351-0001	26-Dec-17	\$725,000	Coop	890
425 E 54 St #10G	1-01366-0016	20-Oct-17	\$710,000	Coop	850
300 E 54 St #18F	1-01346-0049	25-Oct-17	\$700,000	Coop	650
1084 2 Ave #22J	1-01350-0001	5-Oct-17	\$695,000	Coop	1,300
420 E 58 St #4C	1-01369-1010	12-Oct-17	\$695,000	Condo	548
60 Sutton Pl S #11AN	1-01365-0020	10-Nov-17	\$675,000	Coop	
1084 2 Ave #22D	1-01350-0001	27-Nov-17	\$675,000	Coop	1,400
430 E 56 St #2F	1-01367-0035	17-Oct-17	\$649,000	Coop	900
400 E 56 St #35A	1-01367-0001	19-Oct-17	\$610,000	Coop	700
333 E 53 St #8P	1-01346-0014	4-Oct-17	\$600,000	Coop	650
300 E 54 St #34J	1-01346-0049	17-Oct-17	\$587,500	Coop	
1084 2 Ave #24E	1-01350-0001	31-Oct-17	\$500,000	Coop	1,050
430 E 56 St #11G	1-01367-0035	28-Nov-17	\$499,000	Coop	600
333 E 55 St #10A	1-01348-0016	5-Dec-17	\$474,000	Coop	600
425 E 54 St #11T	1-01366-0016	19-Dec-17	\$472,500	Coop	580
430 E 56 St #5G	1-01367-0035	2-Oct-17	\$445,000	Coop	600
425 E 54 St #6K	1-01366-0016	20-Dec-17	\$445,000	Coop	542
440 E 56 St #11E	1-01367-0031	13-Nov-17	\$420,000	Coop	615
339-343 E 58 St #6J	1-01351-0017	4-Dec-17	\$377,000	Coop	
333 E 53 St #1D	1-01346-0014	3-Oct-17	\$325,000	Coop	350



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