

CENTRAL MIDTOWN

A quarterly analysis of residential sales
in Central Midtown, Manhattan

Ist Quarter 2018



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Residential Market Report, 1st Quarter 2018

Central Midtown, Manhattan

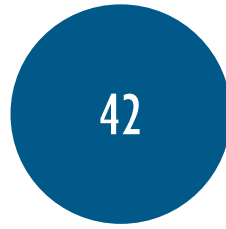
SUMMARY

MEDIAN SALE PRICE



-17% YoY

NO. OF TRANSACTIONS



-24% YoY

MEDIAN PRICE/SQ.FT.



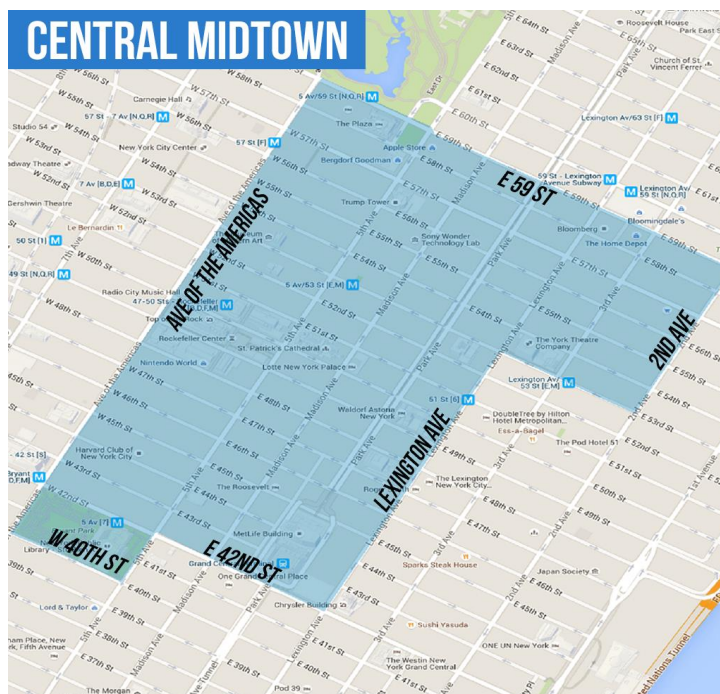
-6% YoY

MANHATTAN
MEDIAN SALE PRICE



3% YoY

NEIGHBORHOOD BOUNDARIES

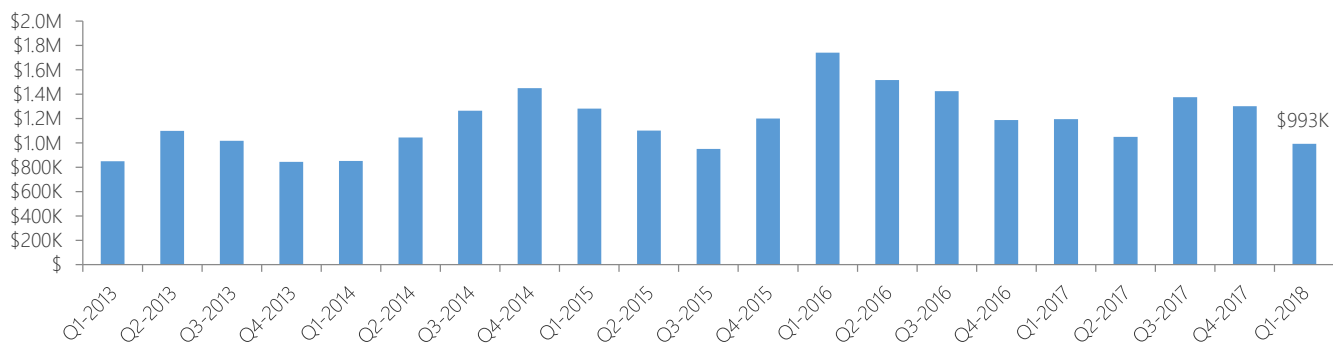


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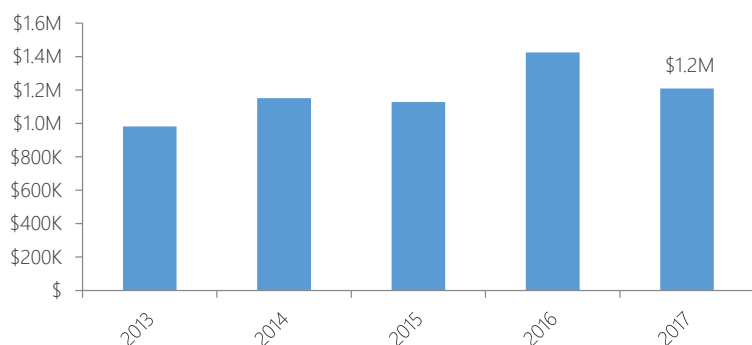


RESIDENTIAL STATS

Median Sale Price by Quarter

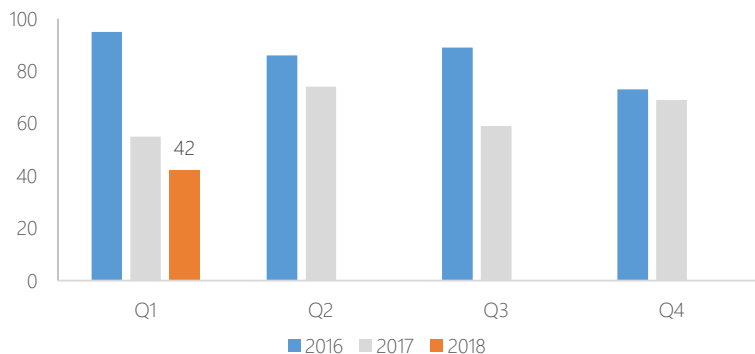


Median Sale Price by Year



Number of Transactions

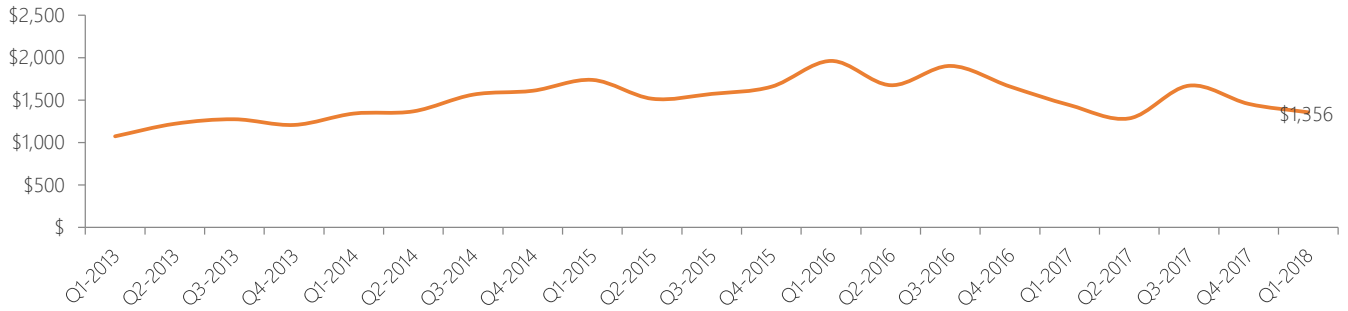
Quarter	2013	2014	2015	2016	2017	2018
Q1	67	71	58	95	55	42
Q2	98	84	87	86	74	
Q3	104	86	87	89	59	
Q4	72	87	83	73	69	



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Median Sale Price per Square Foot

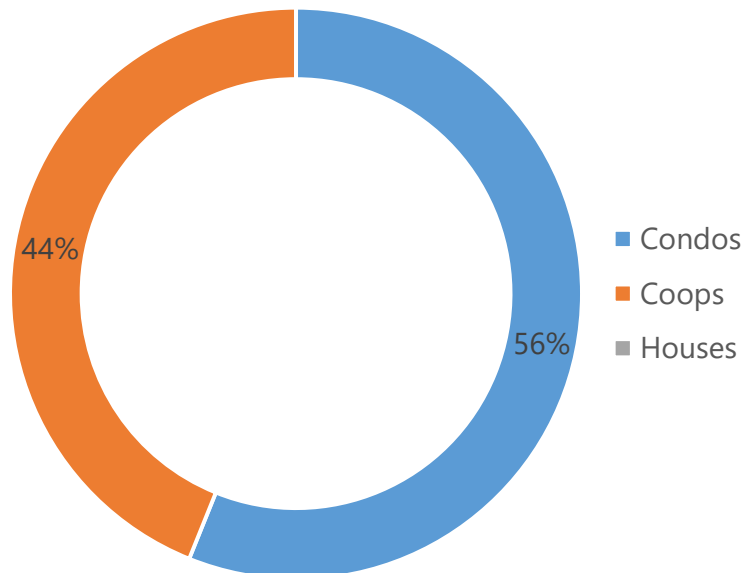


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,000,000	16%	\$1,672	-1%	23
Coops	\$674,500	-9%	\$968	5%	18
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
432-442 Park Ave	1-01292-1461	1-Mar-18	\$32,422,270	Condo	3,977
432 Park Ave #36A	1-01292-1358	20-Feb-18	\$15,316,716	Condo	4,003
768 5 Ave #1707	1-01274-1608	9-Jan-18	\$11,550,000	Condo	2,975
151 E 58 St #47A	1-01313-1086	15-Feb-18	\$11,100,000	Condo	3,058
151 E 58 St #41E	1-01313-1060	1-Feb-18	\$8,000,000	Condo	2,410
641 5 Ave #34A	1-01287-1097	10-Jan-18	\$4,025,000	Condo	1,791
207 E 57 St #34A	1-01331-1366	6-Feb-18	\$3,750,000	Condo	1,795
641 5 Ave #35C	1-01287-1107	11-Jan-18	\$2,630,000	Condo	1,287
18 W 48 St #25B	1-01263-1111	13-Mar-18	\$2,600,000	Condo	1,268
768 5 Ave #1811	1-01274-1621	27-Mar-18	\$2,500,000	Condo	1,125
117 E 57 St #29A	1-01312-1077	27-Feb-18	\$2,300,000	Condo	1,831
245 E 54 St #2S	1-01328-0021	6-Mar-18	\$1,720,000	Coop	
200 E 58 St #20A	1-01331-1016	8-Jan-18	\$1,700,000	Condo	1,275
15 W 53 St #14J	1-01269-1046	27-Feb-18	\$1,665,000	Condo	1,229
117 E 57 St #42B	1-01312-1182	15-Mar-18	\$1,650,000	Condo	1,053
45-53 W 54 St #4AB	1-01270-0008	3-Jan-18	\$1,540,000	Coop	
935-951 3 Ave #17N	1-01330-0004	26-Feb-18	\$1,441,000	Coop	1,500
110-112 E 57 St #3E	1-01311-0065	1-Feb-18	\$1,401,000	Coop	
227-233 E 57 St #8D	1-01331-0014	13-Mar-18	\$1,350,000	Coop	
212 E 57 St #7B	1-01330-1018	23-Feb-18	\$995,000	Condo	780
250 E 54 St #10C	1-01327-1149	2-Mar-18	\$990,000	Condo	878
77 W 55 St #18F	1-01271-1806	5-Jan-18	\$950,000	Condo	694
18 W 48 St #6C	1-01263-1021	12-Jan-18	\$795,000	Condo	586
60 E 55 St #19C	1-01290-1131	22-Mar-18	\$785,000	Condo	446
245 E 54 St #9D	1-01328-0021	26-Feb-18	\$780,000	Coop	800
211 E 53 St #10F	1-01327-1003	12-Feb-18	\$775,000	Coop	750
15 W 53 St #17E	1-01269-1066	22-Feb-18	\$744,950	Condo	1,167
110-112 E 57 St #17E	1-01311-0065	29-Jan-18	\$705,000	Coop	830
245 E 54 St #16H	1-01328-0021	15-Mar-18	\$699,000	Coop	
27-31 W 55 St #84	1-01271-0021	1-Feb-18	\$650,000	Coop	
475 Park Ave #8E	1-01312-0069	26-Jan-18	\$650,000	Coop	
245 E 54 St #25H	1-01328-0021	3-Jan-18	\$640,000	Coop	700
135 E 54 St #9F	1-01309-1184	25-Jan-18	\$570,000	Condo	435
209 E 56 St #9B	1-01330-0007	27-Feb-18	\$499,000	Coop	550
57 W 58 St #5HH	1-01274-1136	18-Jan-18	\$453,000	Condo	286
25 W 54 St #9A	1-01270-0017	12-Mar-18	\$450,000	Coop	
153 E 57 St #10F	1-01312-0028	5-Jan-18	\$410,000	Coop	
220-224 E 57 St #11G	1-01330-0038	31-Jan-18	\$401,000	Coop	371
233 E 54 St #3C	1-01328-0018	22-Jan-18	\$378,000	Coop	376
109-123 E 56 St #204	1-01311-0005	20-Feb-18	\$250,000	Coop	



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