

# FLATIRON DISTRICT

A quarterly analysis of residential sales  
in Flatiron District, Manhattan

Ist Quarter 2018



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# Residential Market Report, 1st Quarter 2018

## Flatiron District, Manhattan

### SUMMARY

MEDIAN SALE PRICE

**\$1.63M**

27% YoY

NO. OF TRANSACTIONS

**40**

-15% YoY

MEDIAN PRICE/SQ.FT.

**\$1,674**

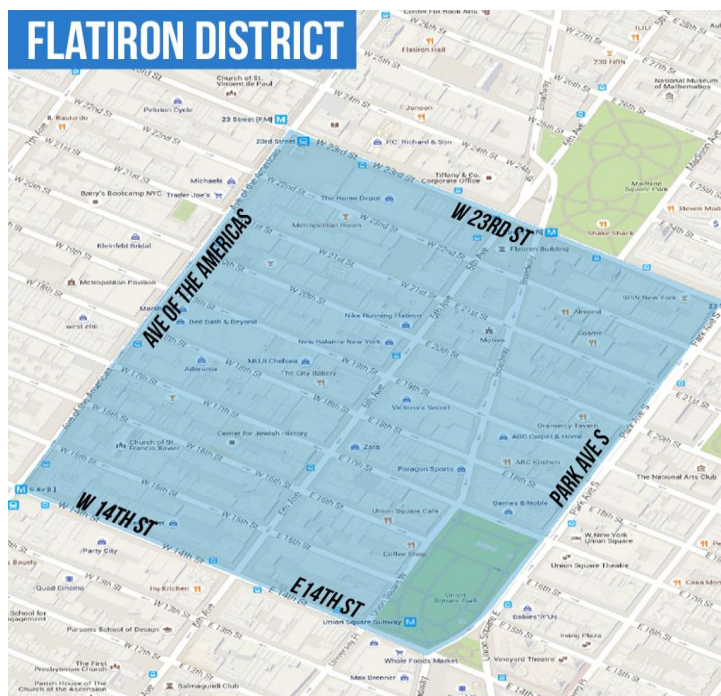
4% YoY

MANHATTAN  
MEDIAN SALE PRICE

**\$1.1M**

3% YoY

### NEIGHBORHOOD BOUNDARIES



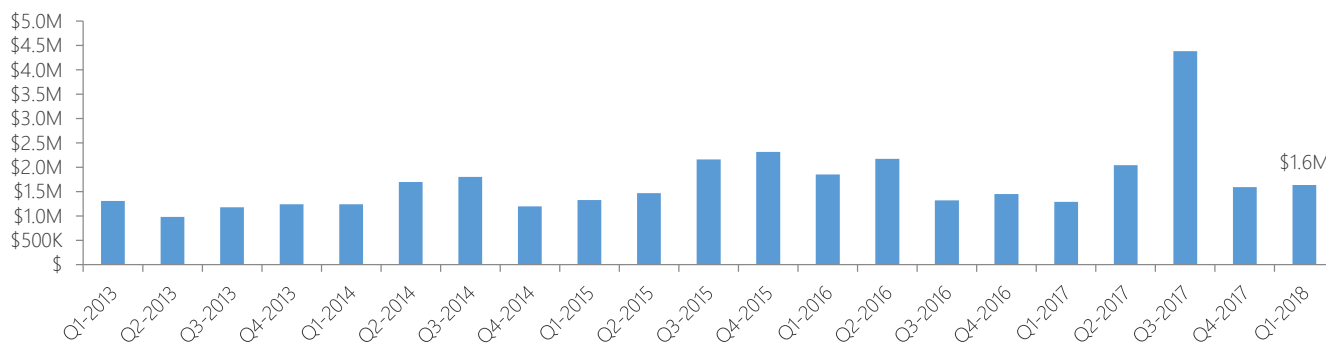
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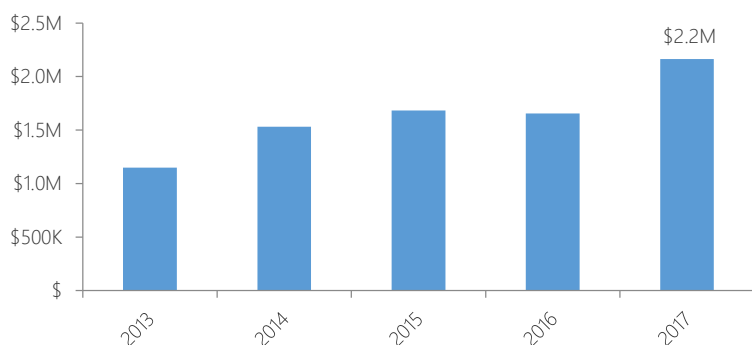


## RESIDENTIAL STATS

### Median Sale Price by Quarter

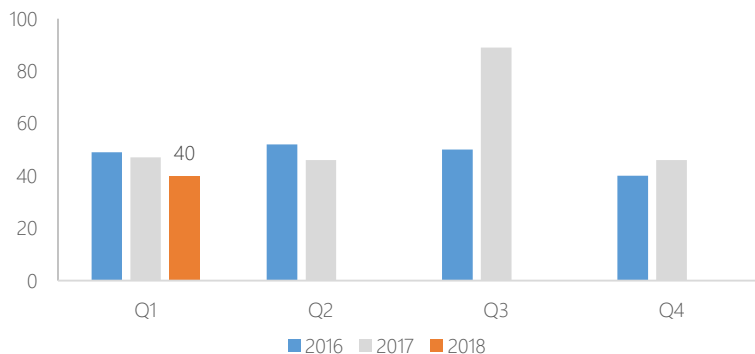


### Median Sale Price by Year



### Number of Transactions

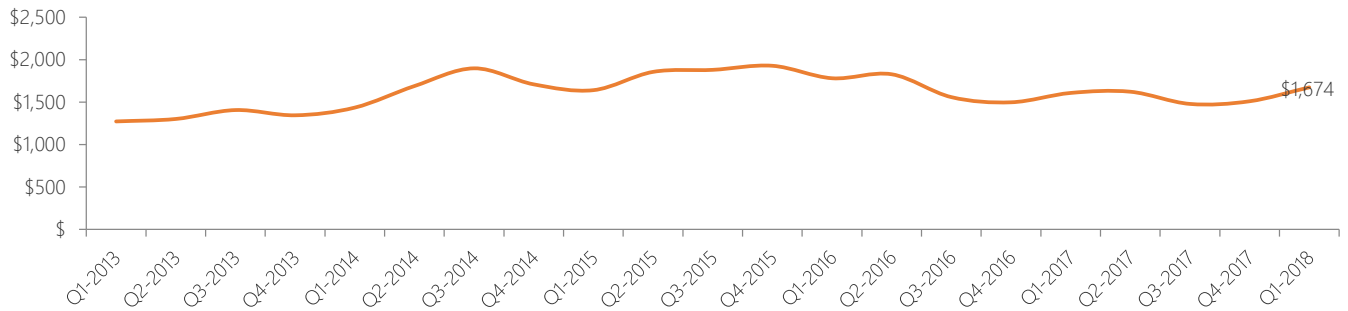
Quarter	2013	2014	2015	2016	2017	2018
Q1	50	53	55	49	47	40
Q2	71	80	65	52	46	
Q3	84	78	80	50	89	
Q4	45	47	47	40	46	



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## Median Sale Price per Square Foot

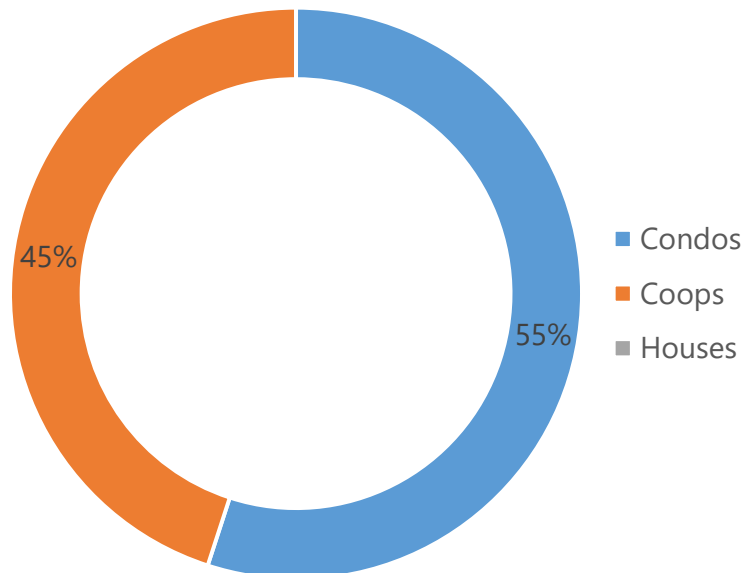


## RESIDENTIAL SALES BREAKDOWN

### Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,325,000	3%	\$1,838	2%	22
Coops	\$1,087,500	20%	\$1,479	9%	18
Houses	-	-	-	-	0

### Number of Sales by Building Type



## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
21 W 20 St #10PH1	1-00822-1512	10-Jan-18	\$9,523,388	Condo	4,841
45 E 22 St #42A	1-00851-2156	28-Feb-18	\$8,435,978	Condo	
45 E 22 St #35A	1-00851-2145	3-Jan-18	\$6,902,592	Condo	
105-107 5 Ave #5AB	1-00846-0071	31-Jan-18	\$5,995,000	Coop	3,163
45 E 22 St #29A	1-00851-2133	15-Mar-18	\$5,915,577	Condo	
15-17 E 16 St #10TH	1-00844-0011	14-Mar-18	\$5,200,000	Coop	
45 E 22 St #30B	1-00851-2136	19-Mar-18	\$4,986,158	Condo	
23 E 22 St #28B	1-00851-1938	2-Mar-18	\$4,625,000	Condo	1,560
36 E 22 St #7A	1-00850-1807	15-Feb-18	\$3,500,000	Condo	1,825
36 W 15 St #11	1-00816-0062	19-Mar-18	\$3,080,000	Coop	2,325
260 Park Ave S #5A	1-00849-1232	28-Mar-18	\$2,775,000	Condo	1,535
260 Park Ave S #11G	1-00849-1297	2-Mar-18	\$2,700,000	Condo	1,340
42-48 E 20 St #6C	1-00848-1116	2-Mar-18	\$2,450,000	Condo	1,602
50 W 15 St #7E	1-00816-1335	22-Mar-18	\$2,325,000	Condo	1,265
280 Park Ave S #25B	1-00850-1438	5-Jan-18	\$2,300,000	Condo	1,033
49 E 21 St #5C	1-00850-1716	30-Jan-18	\$2,230,000	Condo	1,461
52 W 22 St #2	1-00823-1302	16-Jan-18	\$2,200,000	Condo	1,376
50 W 15 St #7B	1-00816-1332	5-Mar-18	\$1,750,000	Condo	1,055
50 W 15 St #2B	1-00816-1307	31-Jan-18	\$1,670,000	Condo	1,068
650 Avenue Of The Americas #6J	1-00821-1361	9-Jan-18	\$1,595,000	Condo	982
3-15 W 14 St #2014	1-00816-0031	12-Jan-18	\$1,547,000	Coop	916
280 Park Ave S #23M	1-00850-1427	23-Mar-18	\$1,500,000	Condo	810
3-15 W 14 St #1112	1-00816-0031	22-Mar-18	\$1,495,000	Coop	
21 E 22 St #7F	1-00851-0013	5-Mar-18	\$1,405,000	Coop	950
63 W 17 St #4C	1-00819-1209	28-Feb-18	\$1,355,000	Condo	1,061
7-39 E 14 St #710	1-00842-0007	10-Jan-18	\$1,201,000	Coop	
22-26 W 15 St #8E	1-00816-1048	11-Jan-18	\$1,200,000	Condo	649
29 W 15 St #10R	1-00817-0025	22-Feb-18	\$1,100,000	Coop	
21 E 22 St #2I	1-00851-0013	16-Feb-18	\$1,087,500	Coop	700
7-39 E 14 St #712	1-00842-0007	10-Jan-18	\$999,000	Coop	
3-15 W 14 St #1016	1-00816-0031	6-Mar-18	\$906,000	Coop	
3-15 W 14 St #408	1-00816-0031	18-Jan-18	\$895,000	Coop	750
7-39 E 14 St #20U	1-00842-0007	28-Mar-18	\$840,000	Coop	
254 Park Ave S #6G	1-00849-1652	6-Mar-18	\$712,775	Condo	364
7-39 E 14 St #526	1-00842-0007	23-Mar-18	\$599,000	Coop	
3-15 W 14 St #1113	1-00816-0031	22-Mar-18	\$427,500	Coop	
7-39 E 14 St #18X	1-00842-0007	23-Jan-18	\$386,925	Coop	
4 W 16 St #2A	1-00817-0057	16-Feb-18	\$101,907	Coop	1,400



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