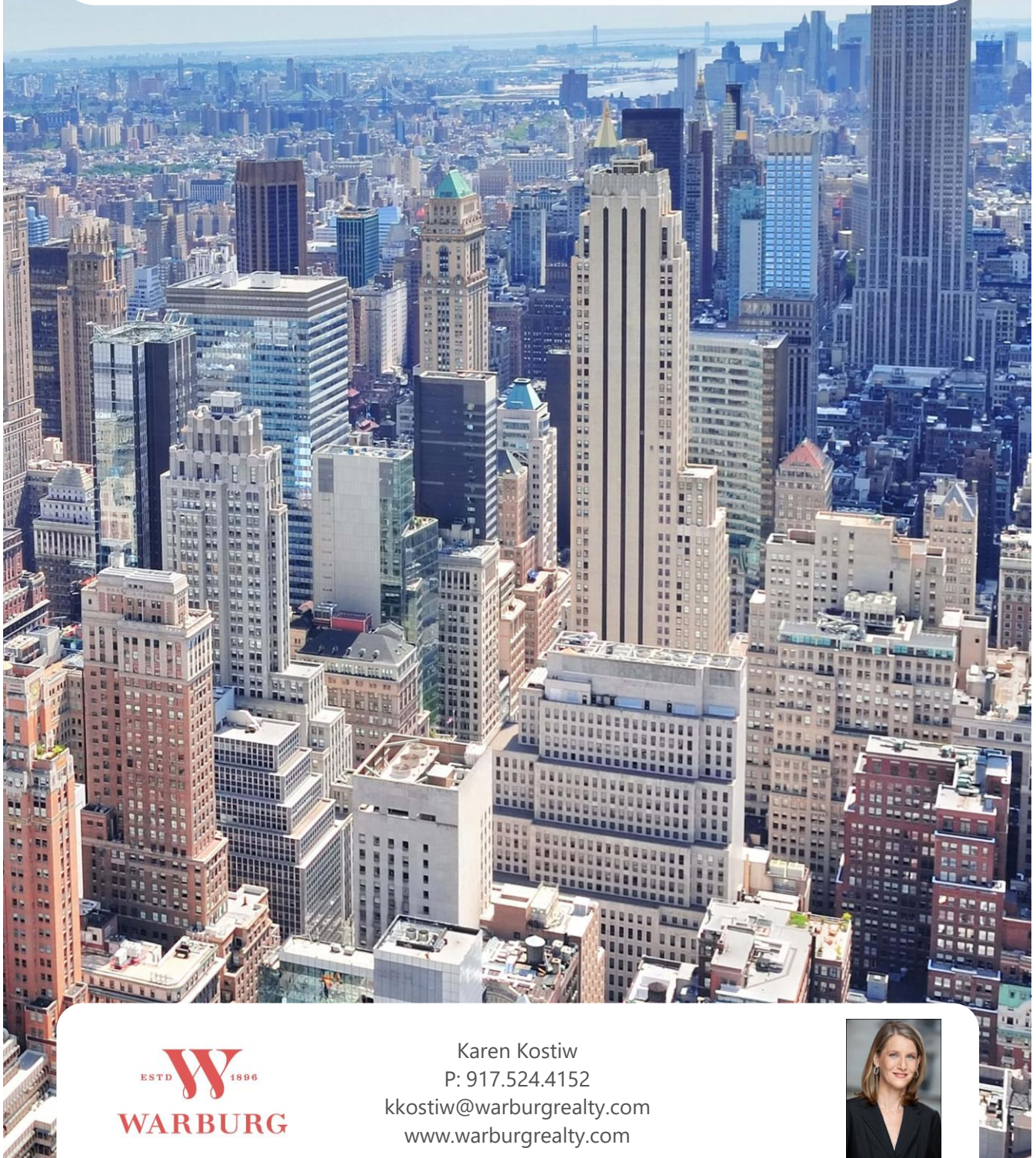


GRAMERCY PARK

A quarterly analysis of residential sales
in Gramercy Park, Manhattan

1st Quarter 2018



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Residential Market Report, 1st Quarter 2018

Gramercy Park, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.08M

22% YoY

NO. OF TRANSACTIONS

61

11% YoY

MEDIAN PRICE/SQ.FT.

\$1,508

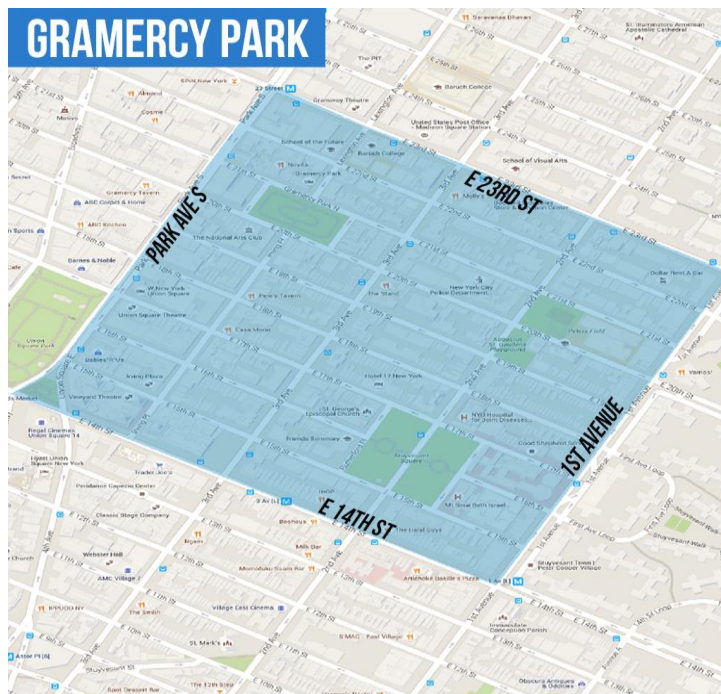
4% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.1M

3% YoY

NEIGHBORHOOD BOUNDARIES

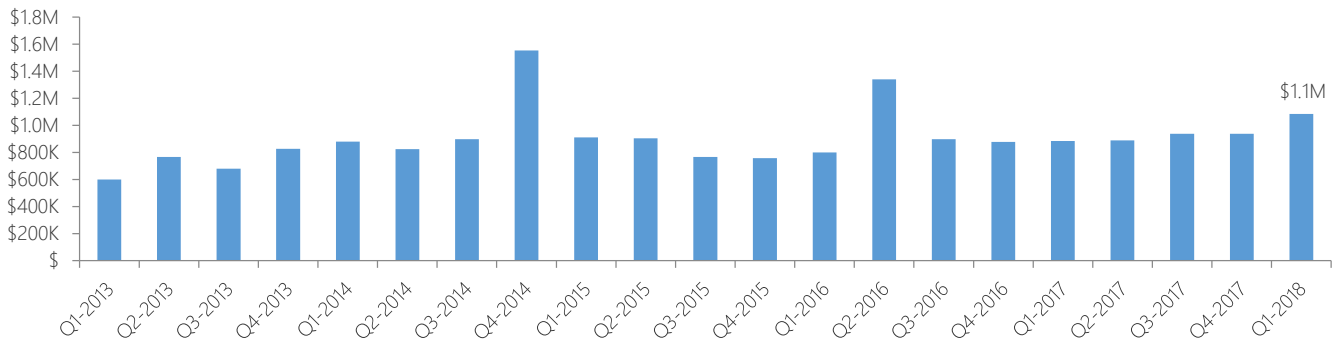


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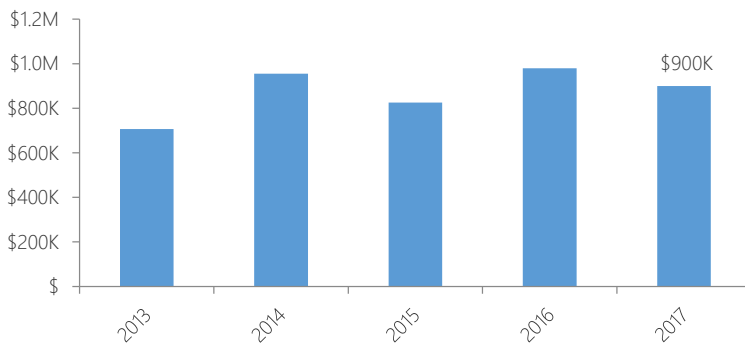


RESIDENTIAL STATS

Median Sale Price by Quarter

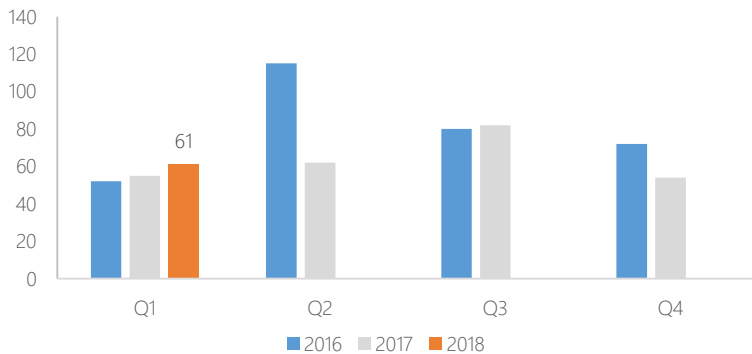


Median Sale Price by Year



Number of Transactions

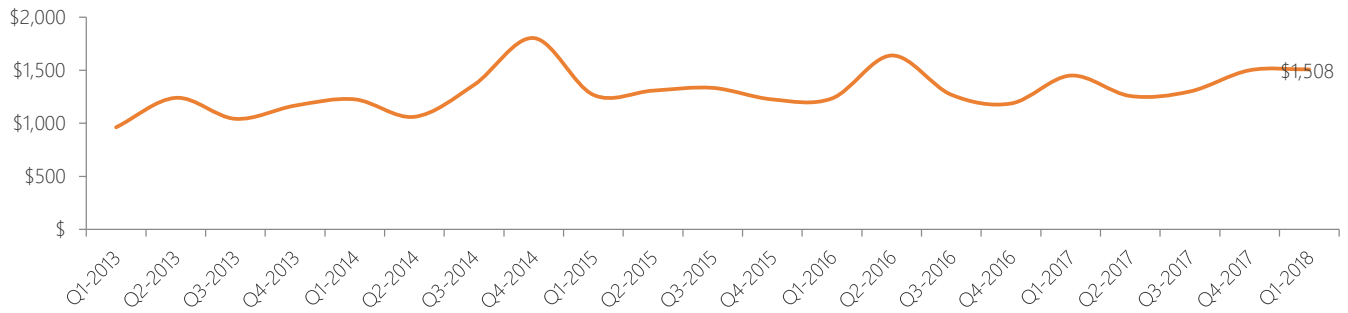
Quarter	2013	2014	2015	2016	2017	2018
Q1	68	83	66	52	55	61
Q2	95	93	92	115	62	
Q3	110	130	89	80	82	
Q4	78	121	64	72	54	



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Median Sale Price per Square Foot

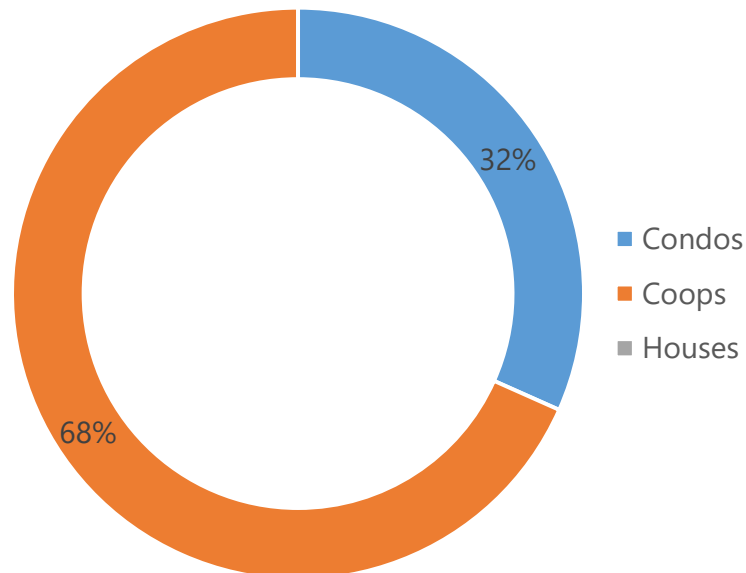


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,527,500	5%	\$1,830	6%	19
Coops	\$835,000	1%	\$1,148	-8%	41
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
1 Gramercy Park W #2R	1-00876-0010	15-Feb-18	\$5,400,000	Coop	
205 E 16 St #5B	1-00897-1027	12-Jan-18	\$4,925,000	Condo	1,333
44 Gramercy Park N #12A	1-00877-0030	30-Jan-18	\$4,400,000	Coop	
1 Irving Pl #P27	1-00870-1046	14-Feb-18	\$3,550,000	Condo	1,016
34 Gramercy Park E #8AR	1-00876-0018	29-Jan-18	\$3,300,000	Coop	1,900
10 Gramercy Park S #1	1-00875-0076	3-Jan-18	\$3,200,000	Coop	
205 E 16 St #4A	1-00897-1019	19-Jan-18	\$3,003,838	Condo	1,892
355 E 19 St #3	1-00925-1003	5-Jan-18	\$2,920,000	Condo	2,009
210 E 15 St #3HJK	1-00896-0039	12-Mar-18	\$2,525,000	Coop	
160 E 22 St #5C	1-00877-1014	26-Mar-18	\$2,385,000	Condo	1,182
305 2 Ave #339	1-00898-1074	23-Feb-18	\$2,295,000	Condo	1,359
305 2 Ave #339	1-00898-1074	23-Feb-18	\$2,295,000	Condo	1,359
1 Irving Pl #VPHB	1-00870-1538	22-Mar-18	\$2,200,000	Condo	1,016
61-63 Irving Pl #7D	1-00873-0059	8-Mar-18	\$1,825,000	Coop	1,000
205-223 3 Ave #21G	1-00899-0001	5-Mar-18	\$1,730,000	Coop	
160 E 22 St #14B	1-00877-1052	2-Mar-18	\$1,530,000	Condo	722
160 E 22 St #8B	1-00877-1027	13-Mar-18	\$1,525,000	Condo	722
147-155 3 Ave #2B	1-00897-0001	18-Jan-18	\$1,500,000	Coop	1,000
210 E 15 St #1J	1-00896-0039	5-Jan-18	\$1,470,000	Coop	
1 Irving Pl #G15	1-00870-1289	22-Mar-18	\$1,400,000	Condo	785
305 2 Ave #539	1-00898-1120	3-Jan-18	\$1,350,000	Condo	596
102-110 E 22 St #2AB	1-00877-0084	30-Jan-18	\$1,333,750	Coop	1,050
305 2 Ave #502	1-00898-1083	8-Feb-18	\$1,310,000	Condo	851
102-110 E 22 St #11D	1-00877-0084	26-Jan-18	\$1,295,000	Coop	
210 E 15 St #7F	1-00896-0039	22-Jan-18	\$1,272,500	Coop	
157-165 3 Ave #17E	1-00897-0035	15-Mar-18	\$1,250,000	Coop	690
1 Irving Pl #P18	1-00870-1102	2-Mar-18	\$1,240,000	Condo	661
1 Irving Pl #G9	1-00870-1228	2-Mar-18	\$1,150,000	Condo	670
160 E 22 St #6A	1-00877-1016	2-Feb-18	\$1,108,000	Condo	863
300 E 23 St #3H	1-00928-1510	23-Feb-18	\$1,060,000	Condo	641
230-240 3 Ave #6L	1-00875-0047	9-Feb-18	\$1,050,000	Coop	850
205-223 3 Ave #4K	1-00899-0001	21-Feb-18	\$995,000	Coop	868
205-223 3 Ave #2W	1-00899-0001	14-Feb-18	\$980,000	Coop	900
38 Gramercy Park N #5A	1-00876-0026	8-Feb-18	\$975,000	Coop	
195 3 Ave #32A	1-00898-0001	8-Jan-18	\$932,500	Coop	675
1 Irving Pl #G12	1-00870-1324	19-Mar-18	\$850,000	Condo	452
195 3 Ave #9F	1-00898-0001	9-Mar-18	\$850,000	Coop	600
230-240 3 Ave #7F	1-00875-0047	7-Mar-18	\$835,000	Coop	
102-110 E 22 St #8I	1-00877-0084	3-Jan-18	\$835,000	Coop	
229 E 14 St #4W	1-00896-0014	22-Mar-18	\$800,000	Coop	
210 E 15 St #5L	1-00896-0039	14-Mar-18	\$790,000	Coop	750
160 3 Ave #14F	1-00871-0044	27-Mar-18	\$787,000	Coop	600
382-390 2 Ave #10P	1-00928-0001	22-Feb-18	\$745,000	Coop	765
205-223 3 Ave #8D	1-00899-0001	16-Jan-18	\$725,000	Coop	750
130 E 18 St #5P	1-00873-0019	28-Feb-18	\$700,000	Coop	
210 E 15 St #4A	1-00896-0039	28-Mar-18	\$695,000	Coop	715
205-223 3 Ave #15A	1-00899-0001	8-Mar-18	\$695,000	Coop	650
205-223 3 Ave #17P	1-00899-0001	27-Feb-18	\$685,000	Coop	619
4-8 Lexington Ave #15J	1-00877-0074	20-Feb-18	\$675,000	Coop	
145-154 E 15 St #7H	1-00871-0039	18-Jan-18	\$675,000	Coop	625



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Address	BBL	Sale date	Sale price	Property type	Sqft
267-279 3 Ave #11K	1-00902-0001	27-Mar-18	\$656,000	Coop	
267-279 3 Ave #16H	1-00902-0001	23-Feb-18	\$625,000	Coop	600
230 E 15 St #7N	1-00896-0032	9-Jan-18	\$625,000	Coop	600
26 Gramercy Park S #6F	1-00875-0055	18-Jan-18	\$575,000	Coop	
382-390 2 Ave #7W	1-00928-0001	5-Jan-18	\$480,000	Coop	
39 Gramercy Park N #9B	1-00877-0042	11-Jan-18	\$460,000	Coop	400
105-107 E 15 St #56	1-00871-0007	27-Feb-18	\$379,000	Coop	250
157-165 3 Ave #4D	1-00897-0035	19-Jan-18	\$98,279	Coop	



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