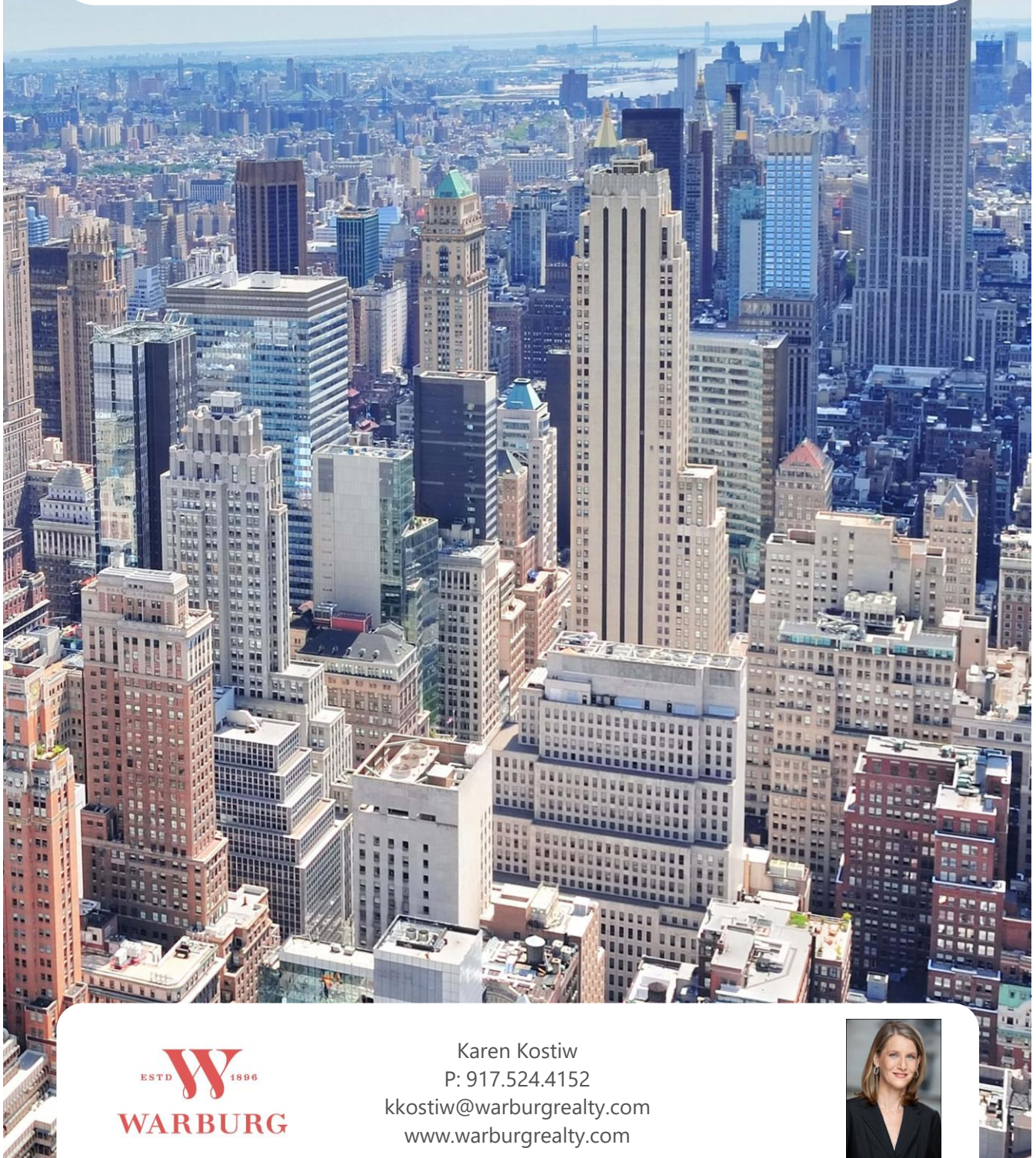


MIDTOWN MANHATTAN

A quarterly analysis of residential sales
in Midtown Manhattan, Manhattan

1st Quarter 2018



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Residential Market Report, 1st Quarter 2018

Midtown Manhattan, Manhattan

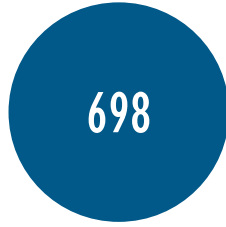
SUMMARY

MEDIAN SALE PRICE



2% YoY

NO. OF TRANSACTIONS



-23% YoY

MEDIAN PRICE/SQ.FT.



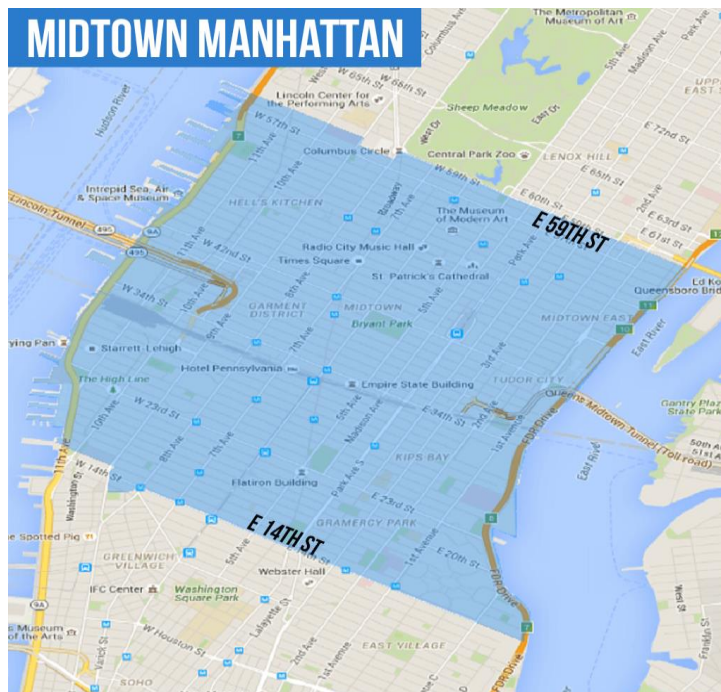
-2% YoY

MANHATTAN
MEDIAN SALE PRICE



3% YoY

NEIGHBORHOOD BOUNDARIES

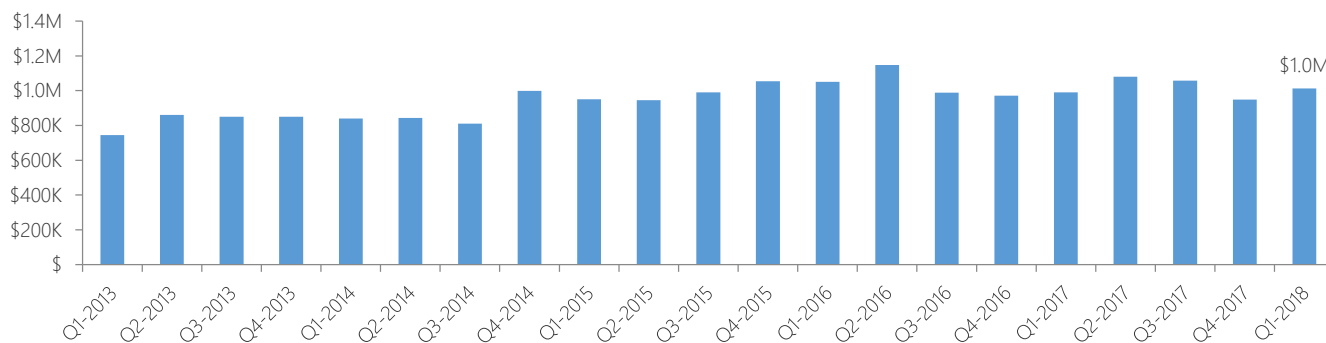


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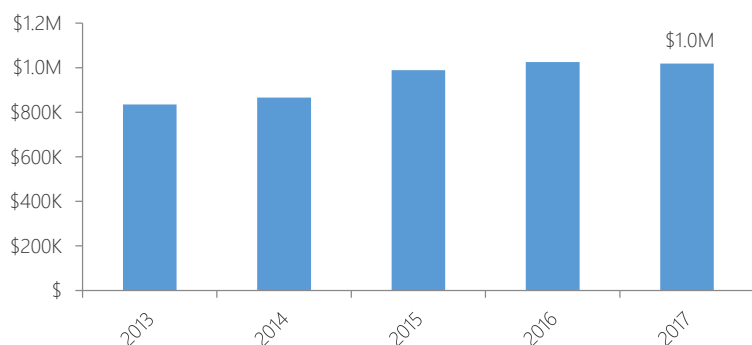


RESIDENTIAL STATS

Median Sale Price by Quarter

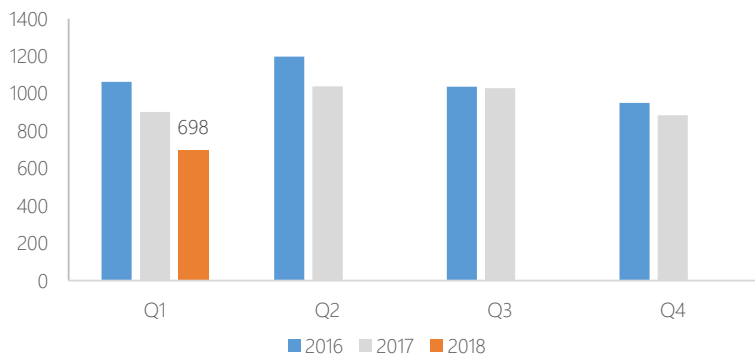


Median Sale Price by Year



Number of Transactions

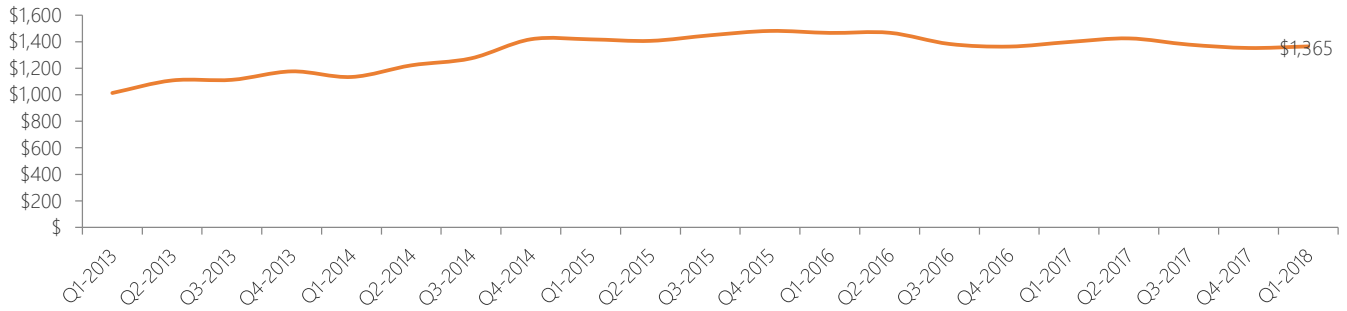
Quarter	2013	2014	2015	2016	2017	2018
Q1	828	961	973	1063	901	698
Q2	1289	1192	1256	1198	1039	
Q3	1442	1257	1273	1036	1028	
Q4	1131	1086	1116	950	884	



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Median Sale Price per Square Foot

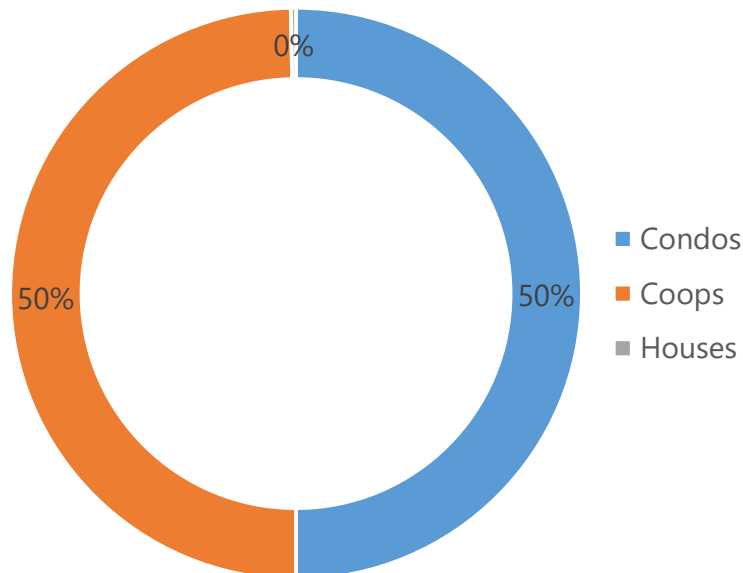


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,530,000	-1%	\$1,545	-1%	349
Coops	\$725,000	10%	\$1,007	7%	347
Houses	\$8,000,000	60%	\$1,959	20%	2

Number of Sales by Building Type



TOP 100 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
157 W 57 St #63A	1-01010-1676	9-Mar-18	\$23,000,000	Condo	4,483
157 W 57 St #63B	1-01010-1677	9-Mar-18	\$21,500,000	Condo	4,193
432 Park Ave #36A	1-01292-1358	20-Feb-18	\$15,316,716	Condo	4,003
213 W 23 St #8N	1-00773-1112	12-Mar-18	\$12,300,000	Condo	6,600
213 W 23 St #7	1-00773-1112	12-Mar-18	\$12,300,000	Condo	6,600
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
1107 Broadway #5E	1-00826-1029	23-Feb-18	\$10,100,000	Condo	2,871
21 W 20 St #10PH1	1-00822-1512	10-Jan-18	\$9,523,388	Condo	4,841
212 5 Ave #17B	1-00827-1040	18-Jan-18	\$9,300,000	Condo	3,078
259 W 22 St	1-00772-0015	3-Jan-18	\$9,000,000	House	3,705
522 W 29 St #7A	1-00700-1023	6-Feb-18	\$8,813,408	Condo	
250 E 49 St #24PHA	1-01322-1376	1-Feb-18	\$8,470,000	Condo	5,006
45 E 22 St #42A	1-00851-2156	28-Feb-18	\$8,435,978	Condo	
151 E 58 St #41E	1-01313-1060	1-Feb-18	\$8,000,000	Condo	2,410
50-825 United Nations Plz #31B	1-01339-1175	3-Jan-18	\$7,741,200	Condo	3,004
50-825 United Nations Plz #30B	1-01339-1173	8-Feb-18	\$7,690,288	Condo	3,004
212 5 Ave #14B	1-00827-1033	28-Mar-18	\$7,550,000	Condo	
50-825 United Nations Plz #23B	1-01339-1159	19-Jan-18	\$7,537,550	Condo	3,004
551 W 21 St #6C	1-00693-1119	19-Jan-18	\$7,450,000	Condo	
19 Sutton Pl	1-01372-0035	12-Jan-18	\$7,000,000	House	4,703
45 E 22 St #35A	1-00851-2145	3-Jan-18	\$6,902,592	Condo	
425 W 50 St #PHB	1-01060-1160	12-Jan-18	\$6,723,450	Condo	2,688
845 United Nations Plz #52B	1-01340-1217	17-Jan-18	\$6,500,000	Condo	2,835
105-107 5 Ave #5AB	1-00846-0071	31-Jan-18	\$5,995,000	Coop	3,163
1107 Broadway #4G	1-00826-1023	15-Feb-18	\$5,950,000	Condo	2,354
45 E 22 St #29A	1-00851-2133	15-Mar-18	\$5,915,577	Condo	
50-825 United Nations Plz #33A	1-01339-1178	22-Feb-18	\$5,857,438	Condo	2,609
231-233 10 Ave #PH2	1-00695-1721	1-Feb-18	\$5,550,000	Condo	2,647
1 Gramercy Park W #2R	1-00876-0010	15-Feb-18	\$5,400,000	Coop	
522 W 29 St #3A	1-00700-1009	6-Feb-18	\$5,368,929	Condo	
522 W 29 St #3B	1-00700-1010	6-Feb-18	\$5,368,929	Condo	
88 Lexington Ave #1806	1-00882-1288	26-Mar-18	\$5,208,934	Condo	
522 W 29 St #2D	1-00700-1008	6-Feb-18	\$5,205,803	Condo	
15-17 E 16 St #10TH	1-00844-0011	14-Mar-18	\$5,200,000	Coop	
551 W 21 St #5B	1-00693-1115	20-Mar-18	\$5,100,000	Condo	
205 7 Ave #3B	1-01029-0027	1-Feb-18	\$5,000,000	Coop	3,000
522 W 29 St #2C	1-00700-1007	22-Feb-18	\$4,989,425	Condo	2,146
45 E 22 St #30B	1-00851-2136	19-Mar-18	\$4,986,158	Condo	
525 W 22 St #PHF	1-00694-1034	10-Jan-18	\$4,950,000	Condo	2,938
205 E 16 St #5B	1-00897-1027	12-Jan-18	\$4,925,000	Condo	1,333
425 W 50 St #15F	1-01060-1152	11-Jan-18	\$4,700,000	Condo	2,199
23 E 22 St #28B	1-00851-1938	2-Mar-18	\$4,625,000	Condo	1,560
400 E 51 St #27B	1-01362-1178	27-Mar-18	\$4,600,000	Condo	2,347
301 W 57 St #47C	1-01048-1947	19-Jan-18	\$4,500,000	Condo	1,466
44 Gramercy Park N #12A	1-00877-0030	30-Jan-18	\$4,400,000	Coop	
101 W 24 St #35C	1-00800-1406	15-Mar-18	\$4,250,000	Condo	1,673
322 W 57 St #45B	1-01047-2440	12-Jan-18	\$4,250,000	Condo	2,049
146 W 57 St #66A	1-01009-1050	20-Mar-18	\$4,200,000	Condo	2,124



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Address	BBL	Sale date	Sale price	Property type	Sqft
100 United Nations Plz #11A	1-01341-1457	22-Mar-18	\$4,100,000	Condo	2,582
100 United Nations Plz #11B	1-01341-1457	22-Mar-18	\$4,100,000	Condo	2,582
641 5 Ave #34A	1-01287-1097	10-Jan-18	\$4,025,000	Condo	1,791
144 W 18 St #700E	1-00793-1318	2-Mar-18	\$3,975,000	Condo	1,656
16 W 40 St #20A	1-00841-1021	5-Mar-18	\$3,925,000	Condo	1,391
171 W 57 St #7C	1-01010-1320	24-Jan-18	\$3,885,131	Condo	2,587
160 Central Park S #2101	1-01011-1622	8-Feb-18	\$3,750,000	Condo	1,085
207 E 57 St #34A	1-01331-1366	6-Feb-18	\$3,750,000	Condo	1,795
959 1 Ave #6T	1-01345-1127	23-Mar-18	\$3,715,000	Condo	
959 1 Ave #21H	1-01345-1193	10-Jan-18	\$3,665,700	Condo	1,798
1 Irving Pl #P27	1-00870-1046	14-Feb-18	\$3,550,000	Condo	1,016
959 1 Ave #21A	1-01345-1190	16-Mar-18	\$3,535,270	Condo	
959 1 Ave #18A	1-01345-1178	9-Mar-18	\$3,500,000	Condo	
36 E 22 St #7A	1-00850-1807	15-Feb-18	\$3,500,000	Condo	1,825
959 1 Ave #16A	1-01345-1170	12-Mar-18	\$3,487,506	Condo	
540 W 28 St #13A	1-00699-1289	2-Mar-18	\$3,450,000	Condo	1,755
177 9 Ave #4D	1-00718-1004	30-Jan-18	\$3,350,000	Coop	1,717
34 Gramercy Park E #8AR	1-00876-0018	29-Jan-18	\$3,300,000	Coop	1,900
172 Madison Ave #18A	1-00863-1143	20-Feb-18	\$3,258,400	Condo	1,479
10 Gramercy Park S #1	1-00875-0076	3-Jan-18	\$3,200,000	Coop	
450 W 42 St #PH 3M	1-01051-1428	12-Feb-18	\$3,181,600	Condo	
2 Sutton Pl S #PHC	1-01368-0025	14-Feb-18	\$3,150,000	Coop	
150-156 W 56 St #5801	1-01008-1385	28-Feb-18	\$3,100,000	Condo	1,582
261 W 28 St #PHC	1-00778-1052	31-Jan-18	\$3,098,000	Condo	1,672
36 W 15 St #11	1-00816-0062	19-Mar-18	\$3,080,000	Coop	2,325
250 E 53 St #2404	1-01326-1098	2-Mar-18	\$3,075,000	Condo	1,922
172 Madison Ave #22B	1-00863-1156	26-Mar-18	\$3,073,079	Condo	
205 E 16 St #4A	1-00897-1019	19-Jan-18	\$3,003,838	Condo	1,892
911-917 Adam C Powell Blvd #6D	1-01010-0061	28-Feb-18	\$3,000,000	Coop	
410 E 57 St #12BE	1-01368-0042	30-Jan-18	\$2,950,000	Coop	
355 E 19 St #3	1-00925-1003	5-Jan-18	\$2,920,000	Condo	2,009
522 W 29 St #4A	1-00700-1013	9-Feb-18	\$2,905,013	Condo	
201 W 17 St #2B	1-00767-1203	26-Jan-18	\$2,900,000	Condo	1,876
444 W 19 St #802	1-00716-1130	11-Jan-18	\$2,875,000	Condo	1,349
31-33 E 28 St #2E	1-00858-1002	28-Mar-18	\$2,850,000	Condo	1,998
150-156 W 56 St #5404	1-01008-1364	23-Jan-18	\$2,815,000	Condo	1,582
100 United Nations Plz #4B	1-01341-1410	19-Mar-18	\$2,775,000	Condo	1,327
260 Park Ave S #5A	1-00849-1232	28-Mar-18	\$2,775,000	Condo	1,535
100 United Nations Plz #4A	1-01341-1410	19-Mar-18	\$2,775,000	Condo	1,327
415-423 E 54 St #24G	1-01366-1087	22-Feb-18	\$2,750,000	Condo	1,956
16 W 40 St #20B	1-00841-1022	16-Mar-18	\$2,729,064	Condo	1,074
260 Park Ave S #11G	1-00849-1297	2-Mar-18	\$2,700,000	Condo	1,340
16 W 40 St #19B	1-00841-1018	21-Feb-18	\$2,700,000	Condo	1,074
655 Avenue Of The Americas #5G	1-00796-1342	14-Mar-18	\$2,650,000	Condo	1,346
46-50 W 29 St #6W	1-00830-0074	8-Feb-18	\$2,650,000	Coop	
641 5 Ave #35C	1-01287-1107	11-Jan-18	\$2,630,000	Condo	1,287
100 W 18 St #9C	1-00793-1543	22-Feb-18	\$2,625,000	Condo	1,527
351 E 51 St #10D	1-01344-1129	27-Mar-18	\$2,600,000	Condo	1,874
18 W 48 St #25B	1-01263-1111	13-Mar-18	\$2,600,000	Condo	1,268
150-156 W 56 St #5004	1-01008-1340	8-Mar-18	\$2,600,000	Condo	1,582



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