

# SUTTON PLACE

A quarterly analysis of residential sales  
in Sutton Place, Manhattan

Ist Quarter 2018



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# Residential Market Report, 1st Quarter 2018

## Sutton Place, Manhattan

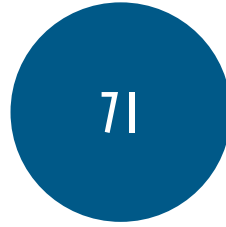
### SUMMARY

MEDIAN SALE PRICE



5% YoY

NO. OF TRANSACTIONS



-3% YoY

MEDIAN PRICE/SQ.FT.



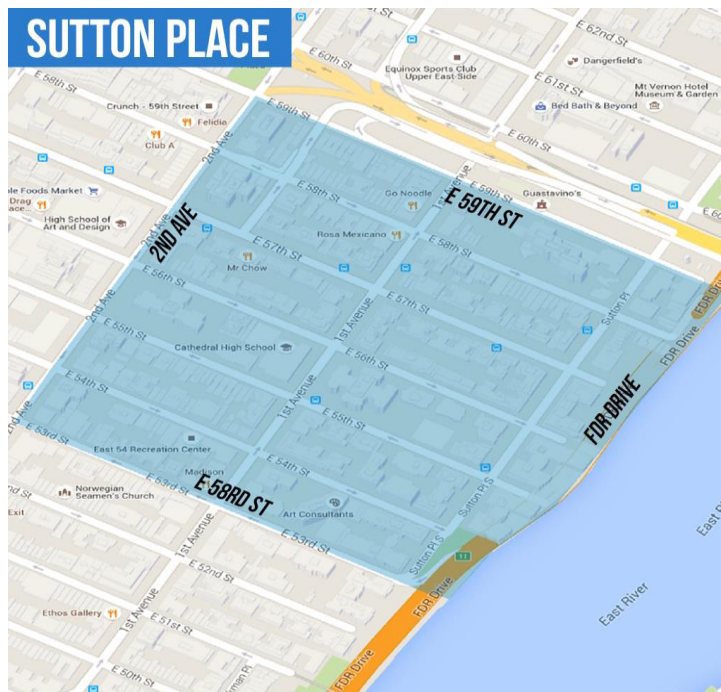
11% YoY

MANHATTAN  
MEDIAN SALE PRICE



3% YoY

### NEIGHBORHOOD BOUNDARIES

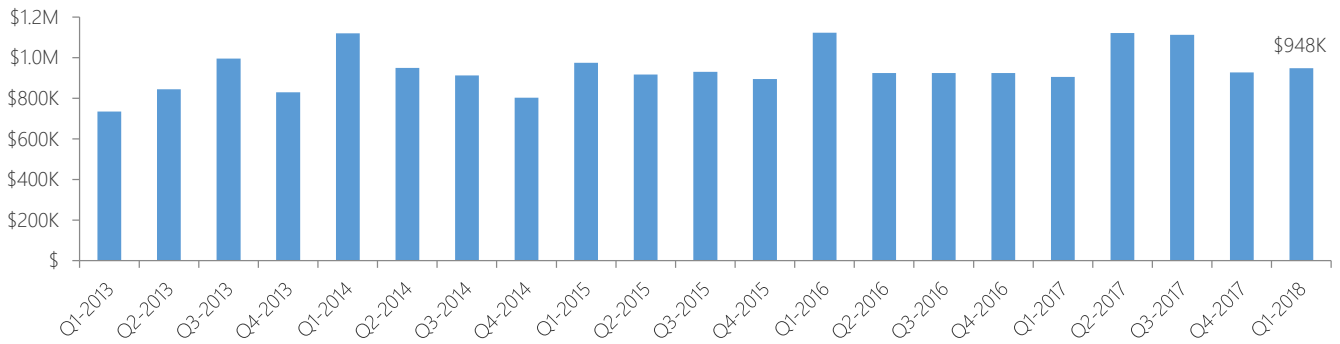


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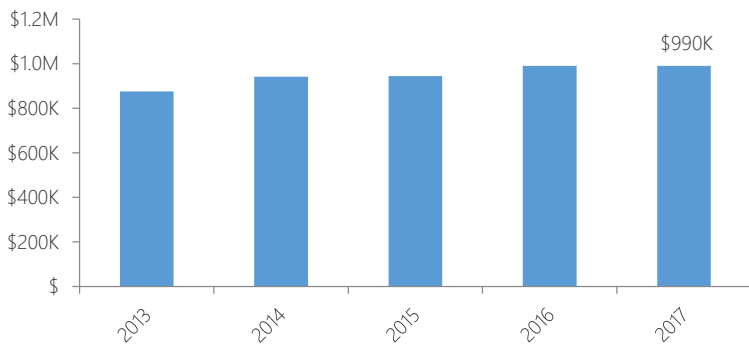


# RESIDENTIAL STATS

## Median Sale Price by Quarter

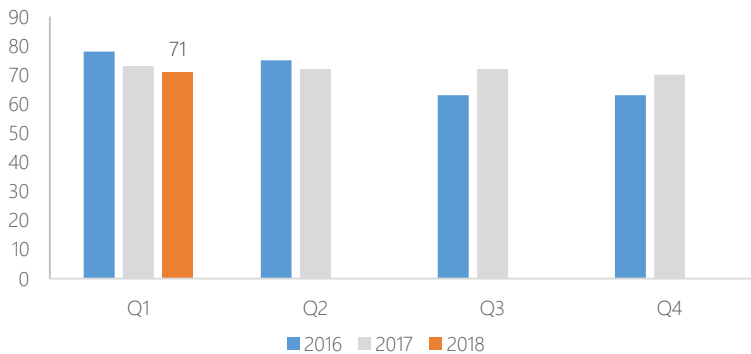


## Median Sale Price by Year



## Number of Transactions

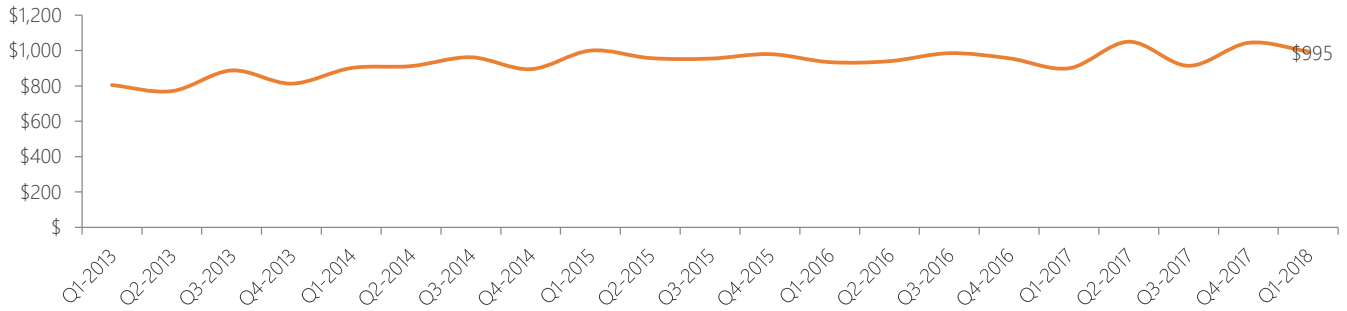
Quarter	2013	2014	2015	2016	2017	2018
Q1	79	87	71	78	73	71
Q2	92	89	81	75	72	
Q3	115	96	73	63	72	
Q4	77	76	65	63	70	



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## Median Sale Price per Square Foot

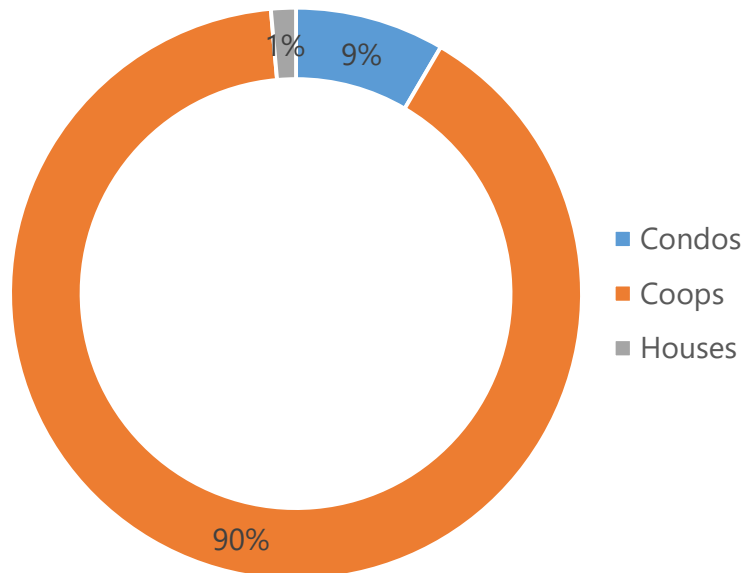


## RESIDENTIAL SALES BREAKDOWN

### Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$857,000	-59%	\$1,192	-21%	6
Coops	\$950,000	19%	\$953	12%	64
Houses	\$7,000,000	-	\$1,488	-	1

### Number of Sales by Building Type



## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
19 Sutton Pl	1-01372-0035	12-Jan-18	\$7,000,000	House	4,703
2 Sutton Pl S #PHC	1-01368-0025	14-Feb-18	\$3,150,000	Coop	
410 E 57 St #12BE	1-01368-0042	30-Jan-18	\$2,950,000	Coop	
415-423 E 54 St #24G	1-01366-1087	22-Feb-18	\$2,750,000	Condo	1,956
45 Sutton Pl S #19N	1-01371-0014	1-Feb-18	\$2,495,000	Coop	2,000
400 E 56 St #31AB	1-01367-0001	8-Jan-18	\$2,300,000	Coop	
418 E 59 St #21B	1-01370-0038	5-Mar-18	\$2,060,000	Coop	1,800
410 E 57 St #4A	1-01368-0042	8-Feb-18	\$2,050,000	Coop	
1110-1116 2 Ave #502	1-01351-0001	31-Jan-18	\$2,000,000	Coop	2,000
45 Sutton Pl S #21I	1-01371-0014	14-Feb-18	\$1,800,000	Coop	
20 Sutton Pl S #2C	1-01367-0026	30-Jan-18	\$1,750,000	Coop	
25 Sutton Pl #20M	1-01372-0062	1-Mar-18	\$1,670,000	Coop	
400 E 56 St #8L	1-01367-0001	15-Feb-18	\$1,560,000	Coop	1,425
433 E 57 St #14A	1-01369-0012	31-Jan-18	\$1,520,000	Coop	
1110-1116 2 Ave #2101	1-01351-0001	5-Feb-18	\$1,500,000	Coop	1,230
333 E 53 St #5DE	1-01346-0014	13-Feb-18	\$1,475,000	Coop	
45 Sutton Pl S #4L	1-01371-0014	8-Feb-18	\$1,462,500	Coop	1,850
25-35 Sutton Pl S #1P	1-01371-0038	26-Mar-18	\$1,450,000	Coop	1,300
45 Sutton Pl S #16L	1-01371-0014	5-Feb-18	\$1,400,000	Coop	
320 E 57 St #13C	1-01349-0044	29-Jan-18	\$1,397,000	Coop	1,400
350 E 57 St #10B	1-01349-0032	2-Feb-18	\$1,375,000	Coop	
20 Sutton Pl S #12B	1-01367-0026	2-Mar-18	\$1,355,000	Coop	1,325
35-45 Sutton Pl #11D	1-01372-0073	11-Jan-18	\$1,350,000	Coop	1,600
25-35 Sutton Pl S #11H	1-01371-0038	22-Feb-18	\$1,325,000	Coop	1,300
36 E 56 St #14A	1-01367-0020	8-Feb-18	\$1,310,000	Coop	
25-35 Sutton Pl S #3E	1-01371-0038	9-Mar-18	\$1,285,000	Coop	1,300
36 E 56 St #9A	1-01367-0020	1-Mar-18	\$1,250,000	Coop	
420 E 58 St #21B	1-01369-1057	7-Feb-18	\$1,250,000	Condo	1,019
25-35 Sutton Pl S #17C	1-01371-0038	1-Mar-18	\$1,225,000	Coop	1,400
411 E 57 St #6D	1-01369-0002	29-Mar-18	\$1,100,000	Coop	1,400
60 Sutton Pl S #12BN	1-01365-0020	5-Jan-18	\$1,050,000	Coop	1,000
35-45 Sutton Pl #18G	1-01372-0073	30-Jan-18	\$995,000	Coop	
25-35 Sutton Pl S #20D	1-01371-0038	15-Feb-18	\$980,000	Coop	
440 E 57 St #7D	1-01368-0033	27-Feb-18	\$950,000	Coop	1,050
320 E 54 St #2D	1-01346-1012	8-Mar-18	\$945,000	Condo	816
25-35 Sutton Pl S #17L	1-01371-0038	29-Mar-18	\$925,000	Coop	1,000
300 E 54 St #27J	1-01346-0049	22-Mar-18	\$900,000	Coop	
333 E 53 St #11C	1-01346-0014	24-Jan-18	\$896,000	Coop	700
425 E 54 St #1B	1-01366-0016	30-Jan-18	\$810,000	Coop	850
60 Sutton Pl S #4GN	1-01365-0020	14-Mar-18	\$807,000	Coop	
25-35 Sutton Pl S #12I	1-01371-0038	2-Feb-18	\$792,000	Coop	
350 E 54 St #4K	1-01346-1254	29-Jan-18	\$769,000	Condo	734
347-349 E 53 St #5D	1-01346-0020	26-Jan-18	\$752,500	Coop	
455 E 57 St #1B	1-01369-0019	29-Mar-18	\$750,000	Coop	
347-349 E 53 St #1B	1-01346-0020	14-Mar-18	\$750,000	Coop	
320 E 57 St #13B	1-01349-0044	24-Jan-18	\$725,000	Coop	850
400 E 56 St #8S	1-01367-0001	30-Jan-18	\$720,000	Coop	775
300 E 54 St #23E	1-01346-0049	19-Mar-18	\$710,000	Coop	600
1084 2 Ave #22J	1-01350-0001	15-Mar-18	\$685,000	Coop	1,300
411 E 53 St #8A	1-01365-1078	14-Feb-18	\$675,000	Condo	680



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Address	BBL	Sale date	Sale price	Property type	Sqft
25 Sutton Pl #6B	1-01372-0062	12-Mar-18	\$675,000	Coop	
333 E 53 St #1J	1-01346-0014	19-Mar-18	\$665,800	Coop	
440 E 56 St #5B	1-01367-0031	22-Jan-18	\$655,000	Coop	972
411 E 57 St #17G	1-01369-0002	23-Mar-18	\$650,000	Coop	
411 E 57 St #10B	1-01369-0002	6-Mar-18	\$648,000	Coop	
425 E 54 St #4G	1-01366-0016	5-Feb-18	\$640,000	Coop	850
350 E 54 St #3G	1-01346-1238	16-Jan-18	\$625,000	Condo	327
1084 2 Ave #5L	1-01350-0001	6-Mar-18	\$625,000	Coop	
425 E 54 St #9A	1-01366-0016	31-Jan-18	\$586,000	Coop	800
418 E 59 St #8A	1-01370-0038	7-Feb-18	\$550,000	Coop	
433 E 56 St #9F	1-01368-0013	8-Feb-18	\$550,000	Coop	575
346 E 58 St #A	1-01350-0031	19-Feb-18	\$525,000	Coop	850
430 E 56 St #5D	1-01367-0035	12-Mar-18	\$500,000	Coop	
434 E 58 St #5A	1-01369-0033	10-Jan-18	\$472,000	Coop	550
440 E 57 St #4B	1-01368-0033	26-Jan-18	\$431,116	Coop	
440 E 56 St #6D	1-01367-0031	23-Jan-18	\$400,000	Coop	
321 E 54 St #8D	1-01347-0009	9-Feb-18	\$385,000	Coop	
321 E 54 St #2J	1-01347-0009	7-Feb-18	\$350,000	Coop	



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