

CENTRAL MIDTOWN

A quarterly analysis of residential sales
in Central Midtown, Manhattan

2nd Quarter 2018



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Residential Market Report, 2nd Quarter 2018

Central Midtown, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.06M

6% YoY

NO. OF TRANSACTIONS

66

-23% YoY

MEDIAN PRICE/SQ.FT.

\$1,336

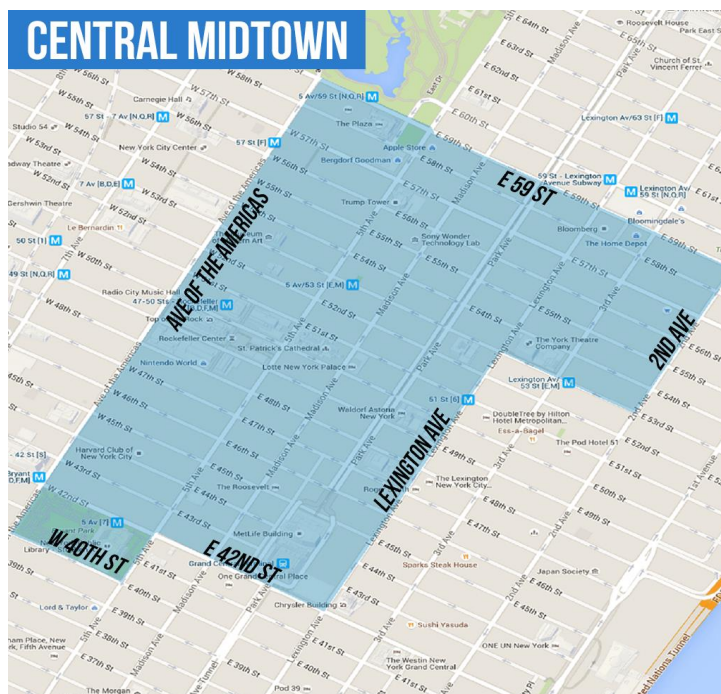
4% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.08M

-8% YoY

NEIGHBORHOOD BOUNDARIES

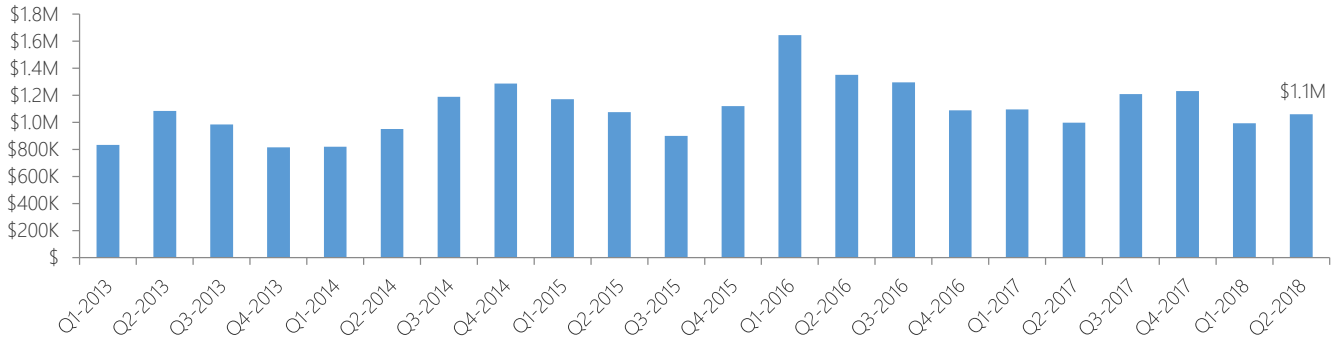


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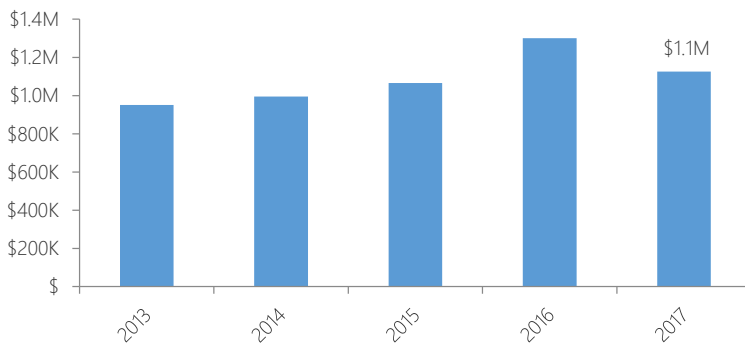


RESIDENTIAL STATS

Median Sale Price by Quarter

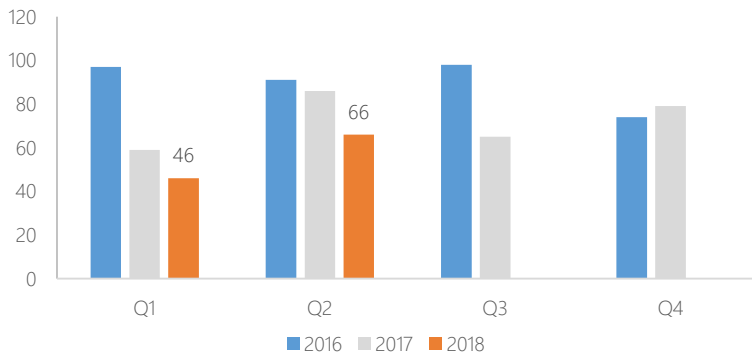


Median Sale Price by Year



Number of Transactions

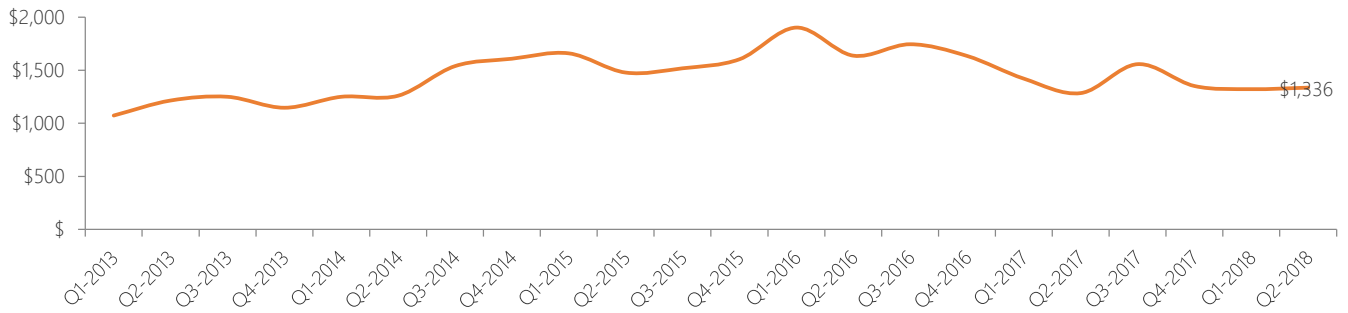
Quarter	2013	2014	2015	2016	2017	2018
Q1	68	74	66	97	59	46
Q2	102	94	94	91	86	66
Q3	113	94	96	98	65	
Q4	82	94	90	74	79	



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Median Sale Price per Square Foot

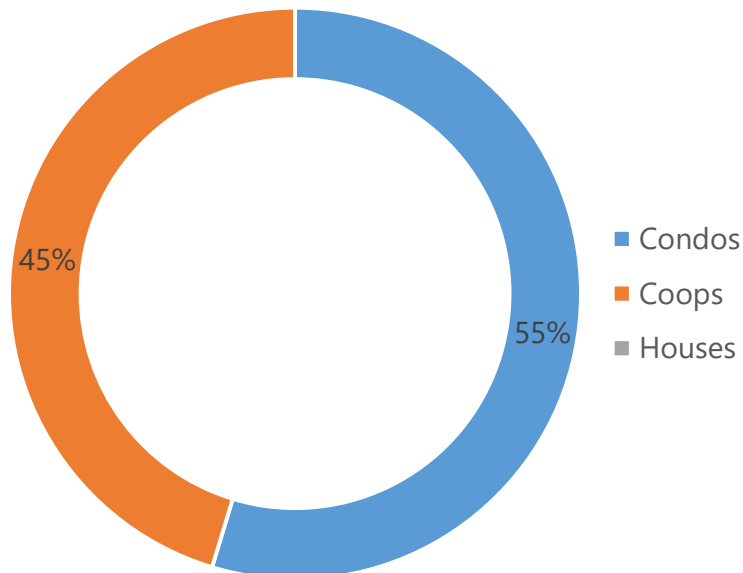


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,837,500	0%	\$1,656	4%	35
Coops	\$697,500	0%	\$960	-1%	29
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
432 Park Ave #77B	1-01292-1433	12-Apr-18	\$42,000,000	Condo	5,421
432 Park Ave #71B	1-01292-1427	30-May-18	\$34,750,000	Condo	4,019
432 Park Ave #71A	1-01292-1426	30-May-18	\$25,250,000	Condo	4,019
432 Park Ave #77A	1-01292-1432	12-Apr-18	\$22,000,000	Condo	2,633
768 Fifth Ave #1801	1-01274-1613	19-Apr-18	\$14,000,000	Condo	4,064
432 Park Ave #53A	1-01292-1393	2-May-18	\$10,950,000	Condo	1,789
15 W 53rd St #39A	1-01269-1200	10-Apr-18	\$7,350,000	Condo	3,452
768 Fifth Ave #2002	1-01274-1631	22-Jun-18	\$4,750,000	Condo	1,582
24-28 Central Park S #8E	1-01274-0057	30-Apr-18	\$3,725,000	Coop	
15 W 53rd St #42D	1-01269-1221	1-May-18	\$3,200,000	Condo	1,917
15 W 53rd St #16B	1-01269-1056	21-Jun-18	\$3,150,000	Condo	1,917
480 Park Ave #3A	1-01294-0033	10-May-18	\$2,875,000	Coop	
18 W 48th St #26B	1-01263-1115	18-Jun-18	\$2,625,000	Condo	1,268
15 W 53rd St #25B	1-01269-1117	5-Jun-18	\$2,475,000	Condo	1,917
33 W 56th St #5B	1-01272-1009	3-Apr-18	\$2,380,000	Condo	1,248
641 Fifth Ave #32F	1-01287-1086	19-Jun-18	\$2,182,500	Condo	1,205
768 Fifth Ave #1430	1-01274-1358	15-May-18	\$2,175,000	Condo	904
207 E 57th St #9A	1-01331-1317	5-Apr-18	\$1,900,000	Condo	1,230
207 E 57th St #10A	1-01331-1317	5-Apr-18	\$1,900,000	Condo	1,230
432 Park Ave #28J	1-01292-1324	28-Jun-18	\$1,775,000	Condo	603
721-725 Fifth Ave #39H	1-01292-1081	2-Apr-18	\$1,630,000	Condo	1,052
58 W 58th St #27A	1-01273-1138	11-Apr-18	\$1,605,000	Condo	925
117 E 57th St #21H	1-01312-1020	28-Jun-18	\$1,600,000	Condo	1,208
18 W 48th St #22C	1-01263-1098	28-Jun-18	\$1,483,000	Condo	772
77 W 55th St #3B	1-01271-0302	31-May-18	\$1,475,000	Condo	1,016
18 W 48th St #14B	1-01263-1057	18-Jun-18	\$1,445,000	Condo	840
245 E 54th St #4RS	1-01328-0021	5-Apr-18	\$1,430,000	Coop	
45-53 W 54th St #12	1-01270-0008	2-Apr-18	\$1,325,000	Coop	
15 W 53rd St #47C	1-01269-1250	6-Jun-18	\$1,300,000	Condo	973
17 W 54th St #9B	1-01270-0020	7-May-18	\$1,172,500	Coop	1,350
935-951 Third Ave #8J	1-01330-0004	5-Apr-18	\$1,100,000	Coop	
58 W 58th St #25F	1-01273-1132	7-May-18	\$1,020,000	Condo	846
212 E 57th St #9B	1-01330-1024	25-Apr-18	\$995,000	Condo	780
480 Park Ave #10J	1-01294-0033	21-May-18	\$995,000	Coop	1,000
141 E 55th St #10A	1-01310-1067	27-Apr-18	\$986,000	Condo	803
77 W 55th St #15H	1-01271-1508	10-May-18	\$950,000	Condo	730
935-951 Third Ave #9E	1-01330-0004	26-Apr-18	\$860,000	Coop	1,010
27-31 W 55th St #62	1-01271-0021	26-Jun-18	\$825,000	Coop	900
245 E 54th St #10M	1-01328-0021	12-Jun-18	\$819,000	Coop	850
245 E 54th St #24K	1-01328-0021	29-Jun-18	\$750,000	Coop	712
245 E 54th St #22R	1-01328-0021	9-May-18	\$720,000	Coop	750
220-224 E 54th St #6N	1-01327-0037	21-May-18	\$700,000	Coop	
245 E 54th St #7D	1-01328-0021	18-Apr-18	\$700,000	Coop	
245 E 54th St #23L	1-01328-0021	24-May-18	\$695,000	Coop	
245 E 54th St #21B	1-01328-0021	6-Apr-18	\$685,000	Coop	
225 E 57th St #7A	1-01331-1203	28-Jun-18	\$685,000	Coop	
245 E 54th St #17N	1-01328-0021	2-May-18	\$665,000	Coop	650
220-224 E 57th St #10F	1-01330-0038	25-Apr-18	\$642,510	Coop	600
225 E 57th St #4A	1-01331-1203	7-May-18	\$641,250	Coop	
135 E 54th St #12J	1-01309-1221	23-Apr-18	\$620,000	Condo	492



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Address	BBL	Sale date	Sale price	Property type	Sqft
235 E 57th St #8D	1-01331-0017	28-Jun-18	\$615,000	Coop	
200 E 58th St #12G	1-01331-1091	13-Jun-18	\$600,000	Condo	522
153 E 57th St #15B	1-01312-0028	25-Apr-18	\$590,000	Coop	550
250 E 54th St #10B	1-01327-1128	19-Jun-18	\$582,000	Condo	376
140 E 56th St #15B	1-01310-1447	14-Jun-18	\$580,000	Condo	488
225 E 57th St #3A	1-01331-1203	16-May-18	\$580,000	Coop	
225 E 57th St #21E	1-01331-1203	26-Apr-18	\$575,000	Coop	600
18 W 48th St #7F	1-01263-1030	8-May-18	\$540,000	Condo	794
220-224 E 57th St #16H	1-01330-0038	23-Apr-18	\$462,000	Coop	640
245 E 54th St #17J	1-01328-0021	19-Jun-18	\$451,500	Coop	500
231 E 54th St #3B	1-01328-0017	19-Apr-18	\$398,000	Coop	
235 E 54th St #3C	1-01328-0019	29-May-18	\$325,000	Coop	



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