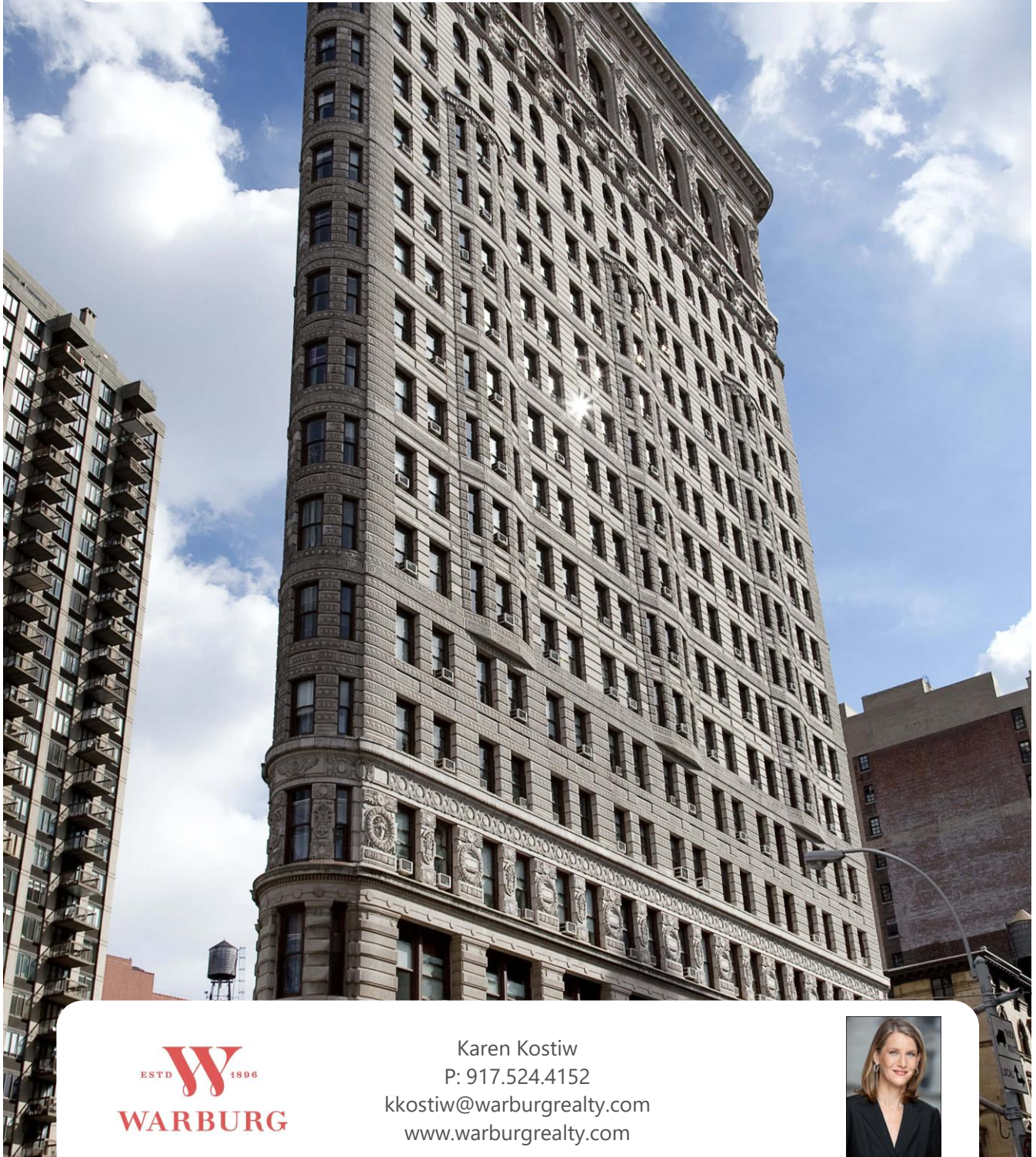


FLATIRON DISTRICT

A quarterly analysis of residential sales
in Flatiron District, Manhattan

2nd Quarter 2018



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Residential Market Report, 2nd Quarter 2018

Flatiron District, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.49M

-27% YoY

NO. OF TRANSACTIONS

62

-17% YoY

MEDIAN PRICE/SQ.FT.

\$1,582

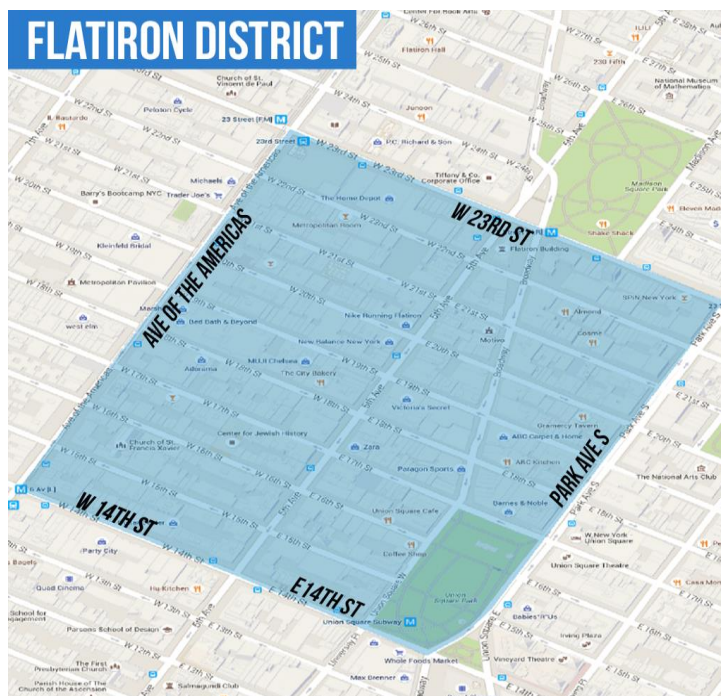
-3% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.08M

-8% YoY

NEIGHBORHOOD BOUNDARIES

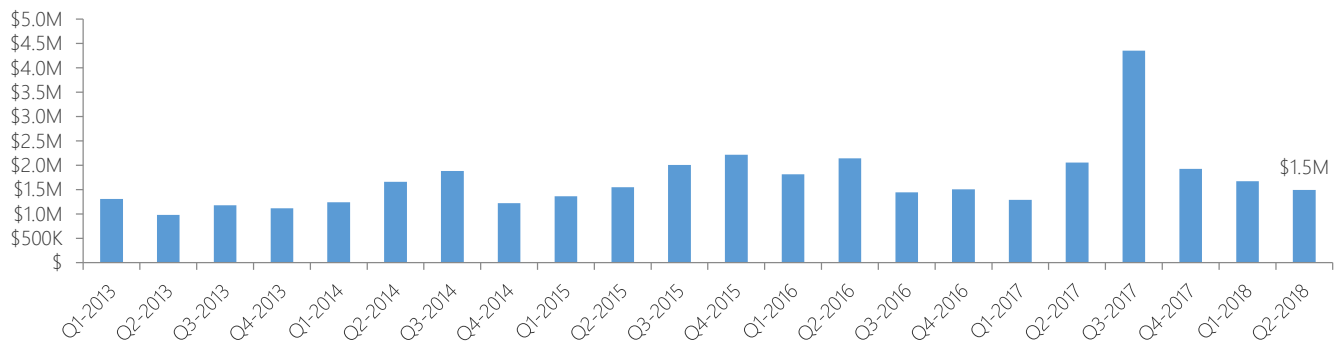


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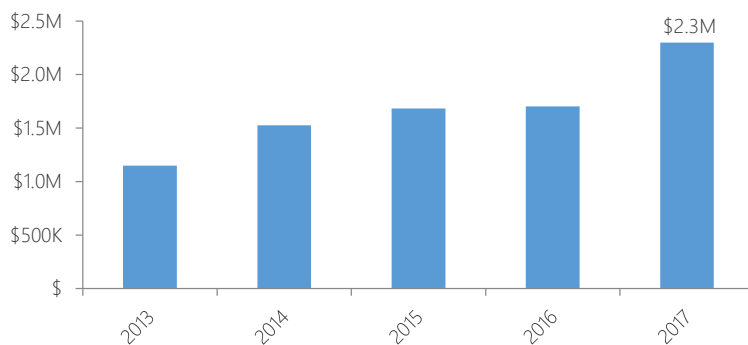


RESIDENTIAL STATS

Median Sale Price by Quarter

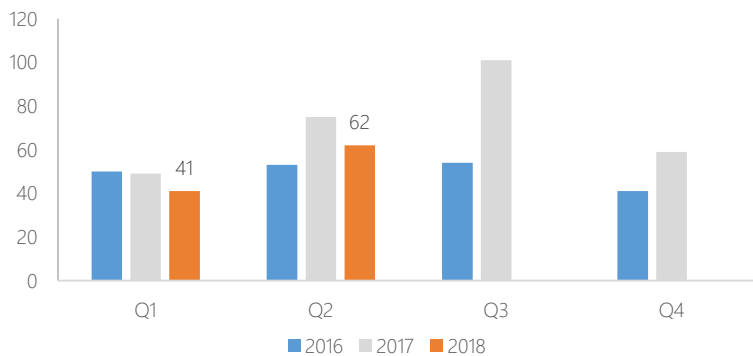


Median Sale Price by Year



Number of Transactions

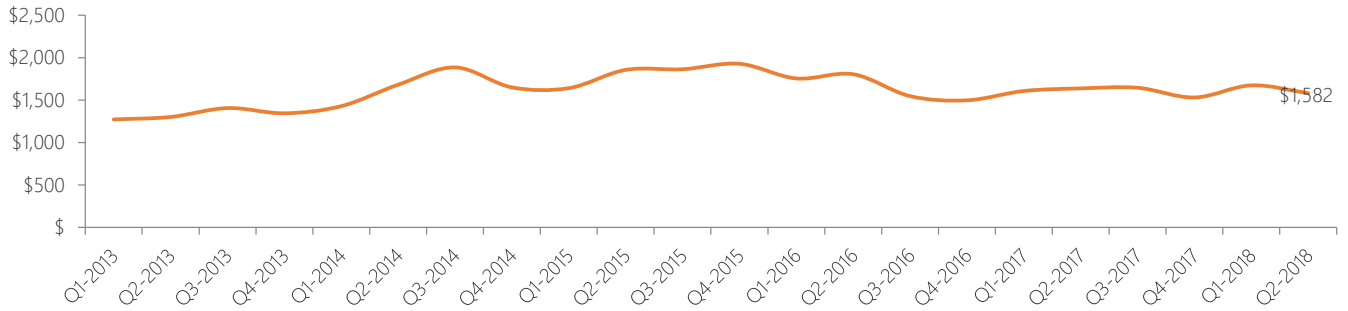
Quarter	2013	2014	2015	2016	2017	2018
Q1	50	55	56	50	49	41
Q2	72	82	68	53	75	62
Q3	88	80	84	54	101	
Q4	46	50	48	41	59	



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Median Sale Price per Square Foot

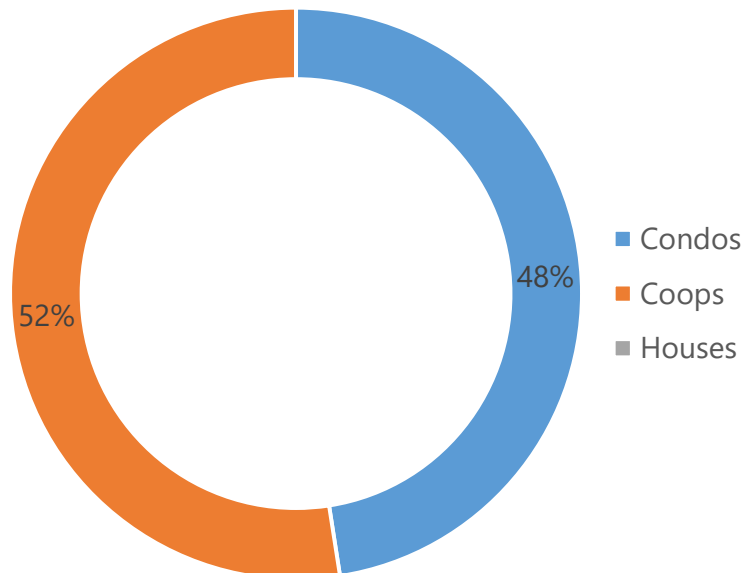


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,200,000	-20%	\$1,669	-10%	29
Coops	\$932,500	-28%	\$1,318	1%	32
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
55 W 17th St #1302	1-00819-1347	20-Apr-18	\$9,030,000	Condo	
45 E 22nd St #46A	1-00851-2162	24-May-18	\$8,824,118	Condo	
31 W 21st St #9	1-00823-1210	8-Jun-18	\$7,995,000	Condo	4,713
8-10 W 19th St #C3	1-00820-1203	31-May-18	\$5,975,000	Condo	3,778
15-17 E 16th St #7	1-00844-0011	8-Jun-18	\$5,055,000	Coop	4,000
20-24 E 20th St #4E	1-00848-0059	22-May-18	\$4,300,000	Coop	
40-42 W 17th St #8B	1-00818-0073	7-Jun-18	\$4,038,200	Coop	2,200
36 E 22nd St #2A	1-00850-1802	18-Jun-18	\$3,850,000	Condo	1,751
55 W 17th St #604	1-00819-1321	16-May-18	\$3,749,706	Condo	
9 W 16th St #3	1-00818-0033	31-May-18	\$3,050,000	Coop	2,002
186 Fifth Ave #RU5	1-00824-1005	7-Jun-18	\$3,000,000	Condo	2,418
12-14 W 18th St #7E	1-00819-1013	26-Jun-18	\$2,825,000	Condo	1,750
12-14 W 18th St #4W	1-00819-1008	22-Jun-18	\$2,825,000	Condo	1,750
55 W 17th St #901	1-00819-1330	19-Apr-18	\$2,750,000	Condo	
55 W 17th St #801	1-00819-1326	20-Apr-18	\$2,749,275	Condo	
49 E 21st St #4A	1-00850-1710	7-Jun-18	\$2,600,000	Condo	1,375
28 E 22nd St #6	1-00850-0058	6-Apr-18	\$2,275,000	Coop	1,900
108 Fifth Ave #14A	1-00817-1034	2-Apr-18	\$2,260,000	Condo	1,095
108 Fifth Ave #12A	1-00817-1031	27-Jun-18	\$2,250,000	Condo	1,095
49 E 21st St #2D	1-00850-1705	16-Apr-18	\$2,150,000	Condo	1,241
28 E 22nd St #3	1-00850-0058	6-Apr-18	\$2,061,956	Coop	
650 Avenue Of The Americas #3K	1-00821-1323	13-Apr-18	\$1,970,000	Condo	1,275
546-548 Avenue Of The Americas #5E	1-00816-0078	22-Jun-18	\$1,870,000	Coop	1,400
280 Park Ave S #22A	1-00850-1410	28-Jun-18	\$1,700,000	Condo	1,266
254 Park Ave S #2PR	1-00849-1608	29-May-18	\$1,650,000	Condo	1,235
240 Park Ave S #7D	1-00848-1324	17-May-18	\$1,640,000	Condo	806
5 E 22nd St #5M	1-00851-1294	10-Apr-18	\$1,618,000	Condo	632
69 Fifth Ave #14F	1-00842-1002	28-Jun-18	\$1,535,000	Coop	950
16-20 W 19th St #7C	1-00820-1331	2-Apr-18	\$1,510,000	Condo	902
254 Park Ave S #6A	1-00849-1648	28-Jun-18	\$1,475,000	Condo	807
16-20 W 19th St #3B	1-00820-1308	25-Apr-18	\$1,470,000	Condo	881
21 E 22nd St #8C	1-00851-0013	11-Jun-18	\$1,400,000	Coop	1,000
5 E 22nd St #21G	1-00851-1173	27-Apr-18	\$1,325,000	Condo	611
280 Park Ave S #7H	1-00850-1258	19-Apr-18	\$1,275,000	Condo	812
4 W 21st St #11C	1-00822-0045	19-Apr-18	\$1,244,000	Coop	1,073
3-15 W 14th St #1010	1-00816-0031	25-Apr-18	\$1,190,000	Coop	
3-15 W 14th St #420	1-00816-0031	28-Jun-18	\$1,175,000	Coop	
280 Park Ave S #2K	1-00850-1209	1-Jun-18	\$1,035,000	Condo	752
21 E 22nd St #9L	1-00851-0013	4-May-18	\$999,500	Coop	
41 E 19th St #1A	1-00848-0029	19-Jun-18	\$995,000	Coop	
7-39 E 14th St #827	1-00842-0007	23-May-18	\$940,000	Coop	
3-15 W 14th St #306	1-00816-0031	26-Apr-18	\$925,000	Coop	
6-23 W 16th St #12KN	1-00817-0029	1-May-18	\$912,500	Coop	
49 E 21st St #6A	1-00850-1718	6-Apr-18	\$885,815	Condo	1,375
6-23 W 16th St #4HS	1-00817-0029	10-Apr-18	\$864,500	Coop	
254 Park Ave S #11R	1-00849-1706	25-May-18	\$840,000	Condo	506
6-23 W 16th St #2SS	1-00817-0029	1-Jun-18	\$820,000	Coop	600
3-15 W 14th St #723	1-00816-0031	7-Jun-18	\$817,500	Coop	
6-23 W 16th St #6BN	1-00817-0029	29-May-18	\$796,500	Coop	
3-15 W 14th St #215	1-00816-0031	30-May-18	\$790,000	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
6-23 W 16th St #6ES	1-00817-0029	29-Jun-18	\$780,000	Coop	
41 W 16th St #2B	1-00818-0013	7-Jun-18	\$750,000	Coop	
3-15 W 14th St #1102	1-00816-0031	13-Jun-18	\$640,000	Coop	
3-15 W 14th St #227	1-00816-0031	20-Jun-18	\$585,000	Coop	450
69 Fifth Ave #5A	1-00842-1002	14-May-18	\$580,000	Coop	450
3-15 W 14th St #802	1-00816-0031	6-Jun-18	\$570,000	Coop	525
3-15 W 14th St #513	1-00816-0031	16-May-18	\$544,000	Coop	
28 E 22nd St #2	1-00850-0058	6-Apr-18	\$262,777	Coop	



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