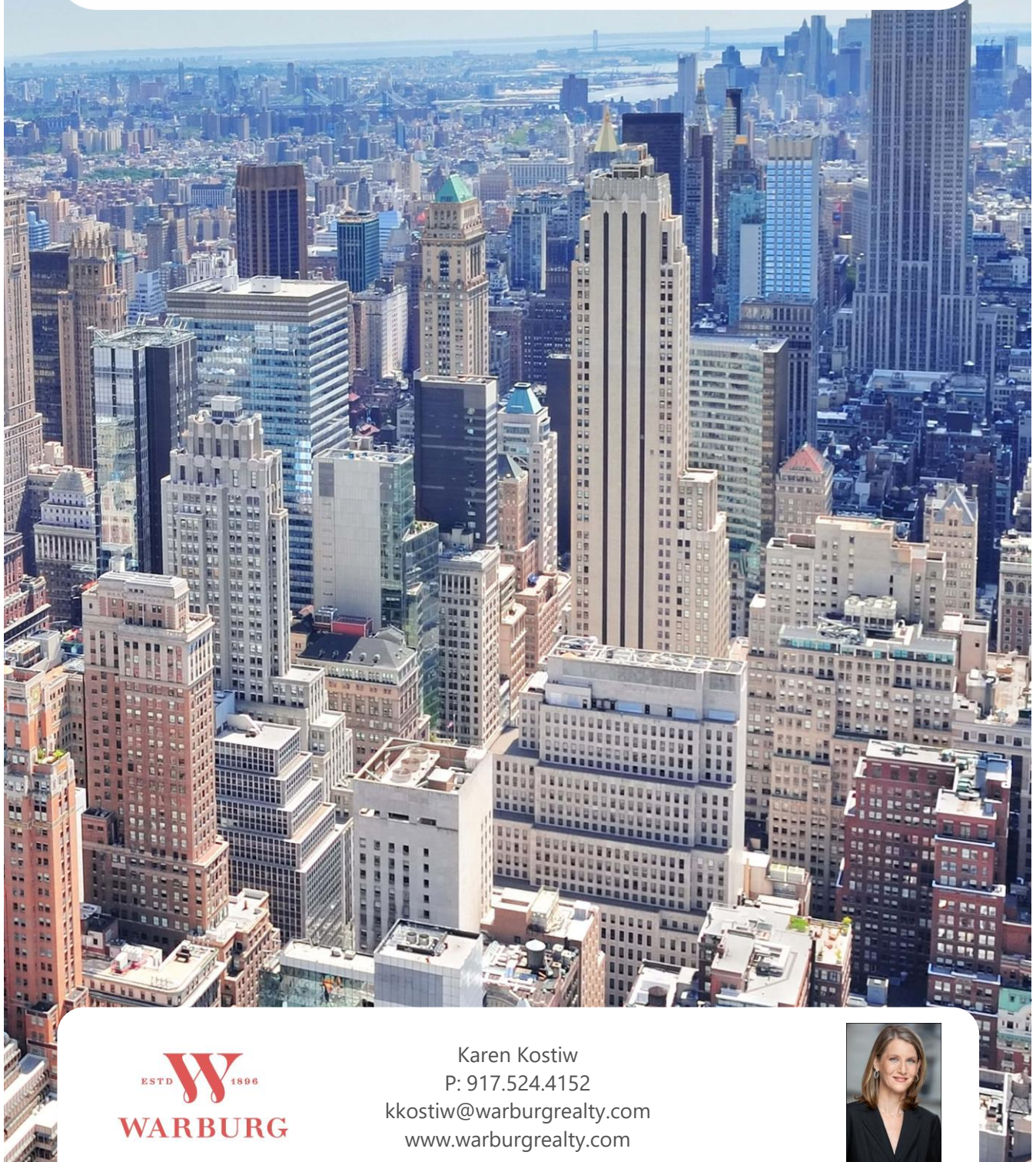


GRAMERCY PARK

A quarterly analysis of residential sales
in Gramercy Park, Manhattan

2nd Quarter 2018



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Residential Market Report, 2nd Quarter 2018

Gramercy Park, Manhattan

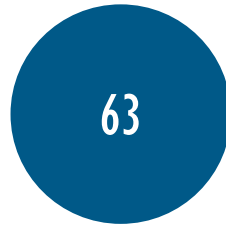
SUMMARY

MEDIAN SALE PRICE



4% YoY

NO. OF TRANSACTIONS



-7% YoY

MEDIAN PRICE/SQ.FT.



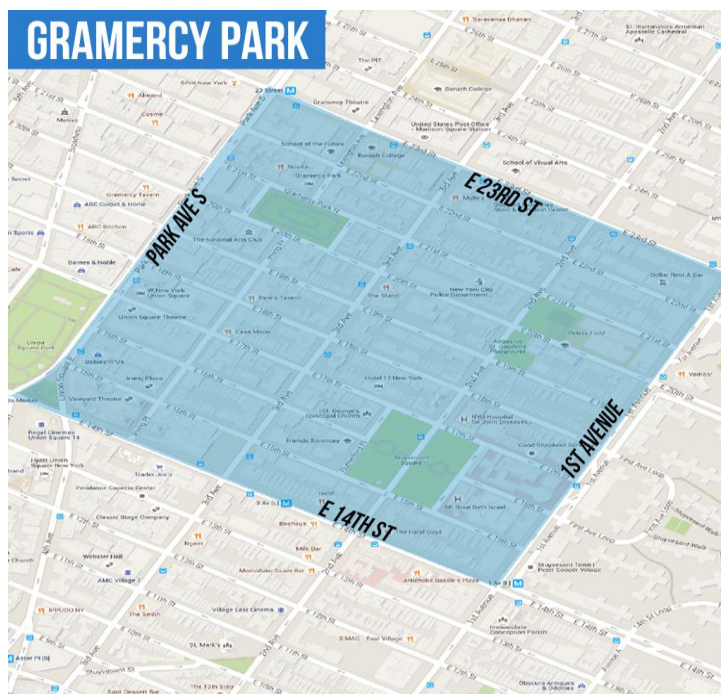
3% YoY

MANHATTAN
MEDIAN SALE PRICE



-8% YoY

NEIGHBORHOOD BOUNDARIES

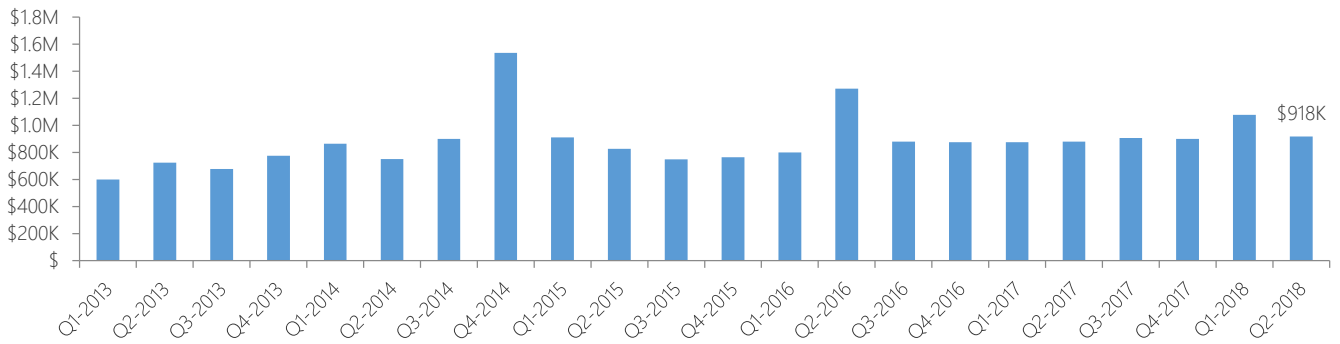


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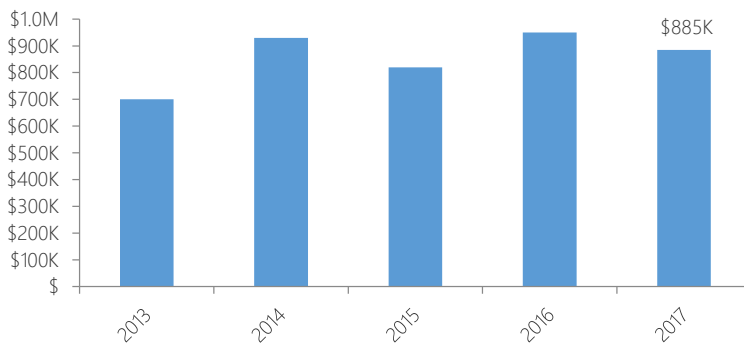


RESIDENTIAL STATS

Median Sale Price by Quarter

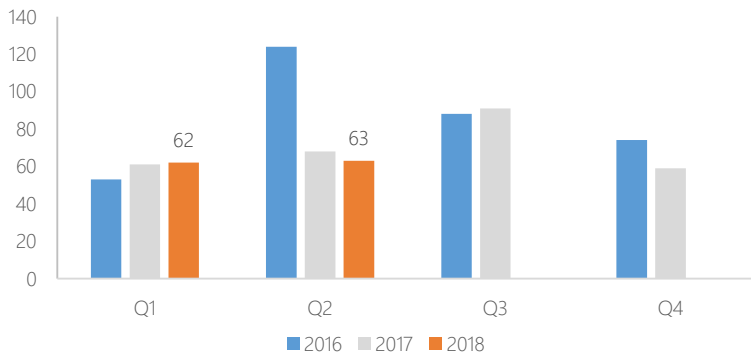


Median Sale Price by Year



Number of Transactions

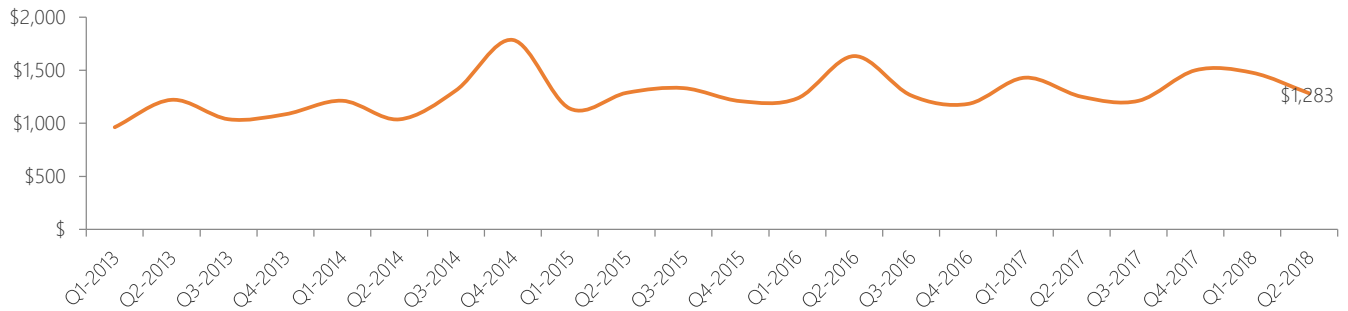
Quarter	2013	2014	2015	2016	2017	2018
Q1	73	91	73	53	61	62
Q2	101	101	98	124	68	63
Q3	114	139	95	88	91	
Q4	88	126	67	74	59	



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Median Sale Price per Square Foot

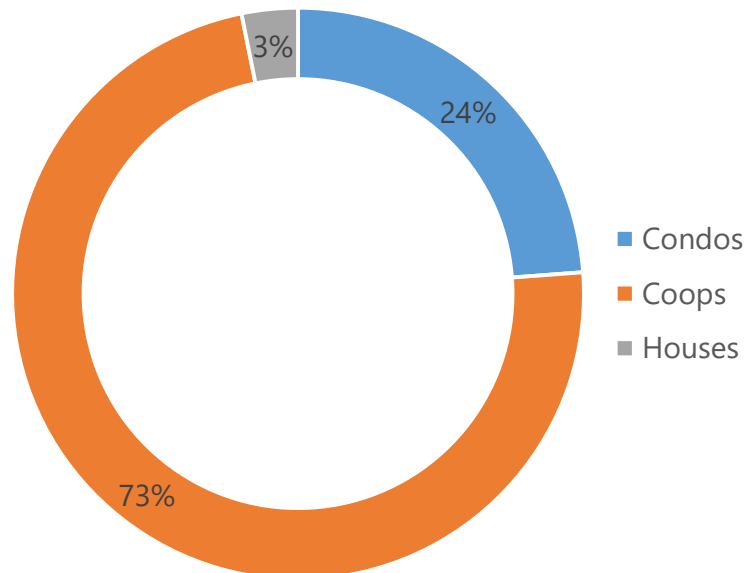


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,770,000	-12%	\$1,852	2%	15
Coops	\$787,500	0%	\$1,178	4%	46
Houses	\$12,075,000	-	\$2,273	-	2

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
150 E 22nd St	1-00877-0056	7-Jun-18	\$14,250,000	House	5,200
208-210 E 18th St	1-00898-0050	7-Jun-18	\$9,900,000	House	5,484
160 E 22nd St #PHB	1-00877-1082	19-Apr-18	\$5,625,000	Condo	1,881
60-105 Gramercy Park N #8A	1-00877-0009	6-Jun-18	\$3,700,000	Coop	
355 E 19th St #1	1-00925-1001	29-Jun-18	\$3,279,656	Condo	2,663
355 E 19th St #4	1-00925-1004	29-May-18	\$2,750,000	Condo	2,001
300 E 23rd St #15B	1-00928-1583	24-Apr-18	\$2,550,000	Condo	1,376
300 E 23rd St #15B	1-00928-1583	24-Apr-18	\$2,550,000	Condo	1,376
195 Third Ave #2FG	1-00898-0001	11-May-18	\$2,225,000	Coop	
205-223 Third Ave #20A	1-00899-0001	21-Jun-18	\$2,075,000	Coop	
205 E 16th St #4B	1-00897-1020	13-Jun-18	\$1,993,224	Condo	1,305
305 Second Ave #521	1-00898-1102	5-Jun-18	\$1,990,000	Condo	746
323-327 Second Ave #5A	1-00899-0032	27-Jun-18	\$1,820,000	Coop	
1 Irving Pl #G10	1-00870-1285	15-May-18	\$1,550,000	Condo	785
145-154 E 15th St #12DE	1-00871-0039	31-May-18	\$1,475,000	Coop	1,150
1 Irving Pl #V23	1-00870-1554	10-May-18	\$1,447,118	Condo	691
1 Irving Pl #V26	1-00870-1514	20-Jun-18	\$1,400,000	Condo	714
224 E 18th St #GARD	1-00898-0043	10-Apr-18	\$1,360,000	Coop	
1 Irving Pl #G11	1-00870-1186	11-May-18	\$1,340,000	Condo	738
7 Lexington Ave #2A	1-00877-0067	1-May-18	\$1,325,000	Coop	950
7 Lexington Ave #7G	1-00877-0067	27-Apr-18	\$1,225,000	Coop	
235 E 22nd St #15L	1-00903-1127	30-Apr-18	\$1,200,000	Coop	1,000
60-105 Gramercy Park N #2K	1-00877-0009	24-May-18	\$1,200,000	Coop	
61-63 Irving Pl #2D	1-00873-0059	26-Jun-18	\$1,125,000	Coop	850
1 Irving Pl #U7	1-00870-1425	27-Apr-18	\$1,060,000	Condo	628
1 Irving Pl #G7	1-00870-1319	23-May-18	\$1,060,000	Condo	573
230-240 Third Ave #8J	1-00875-0047	17-May-18	\$985,000	Coop	
340 E 23rd St #3F	1-00928-1216	22-Jun-18	\$949,000	Condo	638
333-341 E 14th St #2D	1-00921-0019	19-Apr-18	\$925,000	Coop	600
38 Gramercy Park N #1E	1-00876-0026	20-Jun-18	\$920,000	Coop	
207 E 21st St #2F	1-00902-0009	24-May-18	\$915,000	Coop	
157-165 Third Ave #16L	1-00897-0035	5-Apr-18	\$890,000	Coop	750
26 Gramercy Park S #9A	1-00875-0055	7-May-18	\$851,500	Coop	
145-154 E 15th St #9G	1-00871-0039	21-May-18	\$835,000	Coop	
60-105 Gramercy Park N #3G	1-00877-0009	26-Apr-18	\$810,000	Coop	
160 Third Ave #5G	1-00871-0044	31-May-18	\$800,000	Coop	600
210 E 15th St #9C	1-00896-0039	21-Jun-18	\$800,000	Coop	
211-231 E 18th St #4F	1-00899-0008	6-Jun-18	\$795,000	Coop	675
211-231 E 18th St #2A	1-00899-0008	22-May-18	\$780,000	Coop	750
130 E 18th St #9N	1-00873-0019	17-Apr-18	\$770,000	Coop	
211-231 E 18th St #3P	1-00899-0008	3-May-18	\$735,000	Coop	750
145-154 E 15th St #10F	1-00871-0039	11-Apr-18	\$720,000	Coop	
130 E 18th St #9M	1-00873-0019	24-Apr-18	\$699,000	Coop	
382-390 Second Ave #4L	1-00928-0001	4-Jun-18	\$696,000	Coop	625
210 E 15th St #8D	1-00896-0039	21-Jun-18	\$695,000	Coop	550
382-390 Second Ave #7S	1-00928-0001	17-May-18	\$680,000	Coop	
4-8 Lexington Ave #9B	1-00877-0074	27-Jun-18	\$665,000	Coop	750
131 E 15th St #2C	1-00871-0029	28-Jun-18	\$655,000	Coop	
102-110 E 22nd St #2E	1-00877-0084	16-May-18	\$650,000	Coop	550
160 Third Ave #3B	1-00871-0044	4-Apr-18	\$615,000	Coop	650



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Address	BBL	Sale date	Sale price	Property type	Sqft
310 E 23rd St #3H	1-00928-1107	24-May-18	\$602,500	Coop	500
210 E 15th St #5G	1-00896-0039	17-May-18	\$570,000	Coop	
207 E 21st St #5C	1-00902-0009	28-Jun-18	\$550,000	Coop	550
235 E 22nd St #5Q	1-00903-1127	30-Apr-18	\$530,000	Coop	530
333-341 E 14th St #3H	1-00921-0019	30-Apr-18	\$522,000	Coop	600
333-341 E 14th St #5L	1-00921-0019	29-May-18	\$515,000	Coop	475
235 E 22nd St #14R	1-00903-1127	11-May-18	\$510,000	Coop	500
230 E 15th St #2F	1-00896-0032	20-Jun-18	\$489,000	Coop	400
211-231 E 18th St #4G	1-00899-0008	4-Apr-18	\$475,000	Coop	430
4-8 Lexington Ave #11J	1-00877-0074	27-Apr-18	\$350,000	Coop	



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