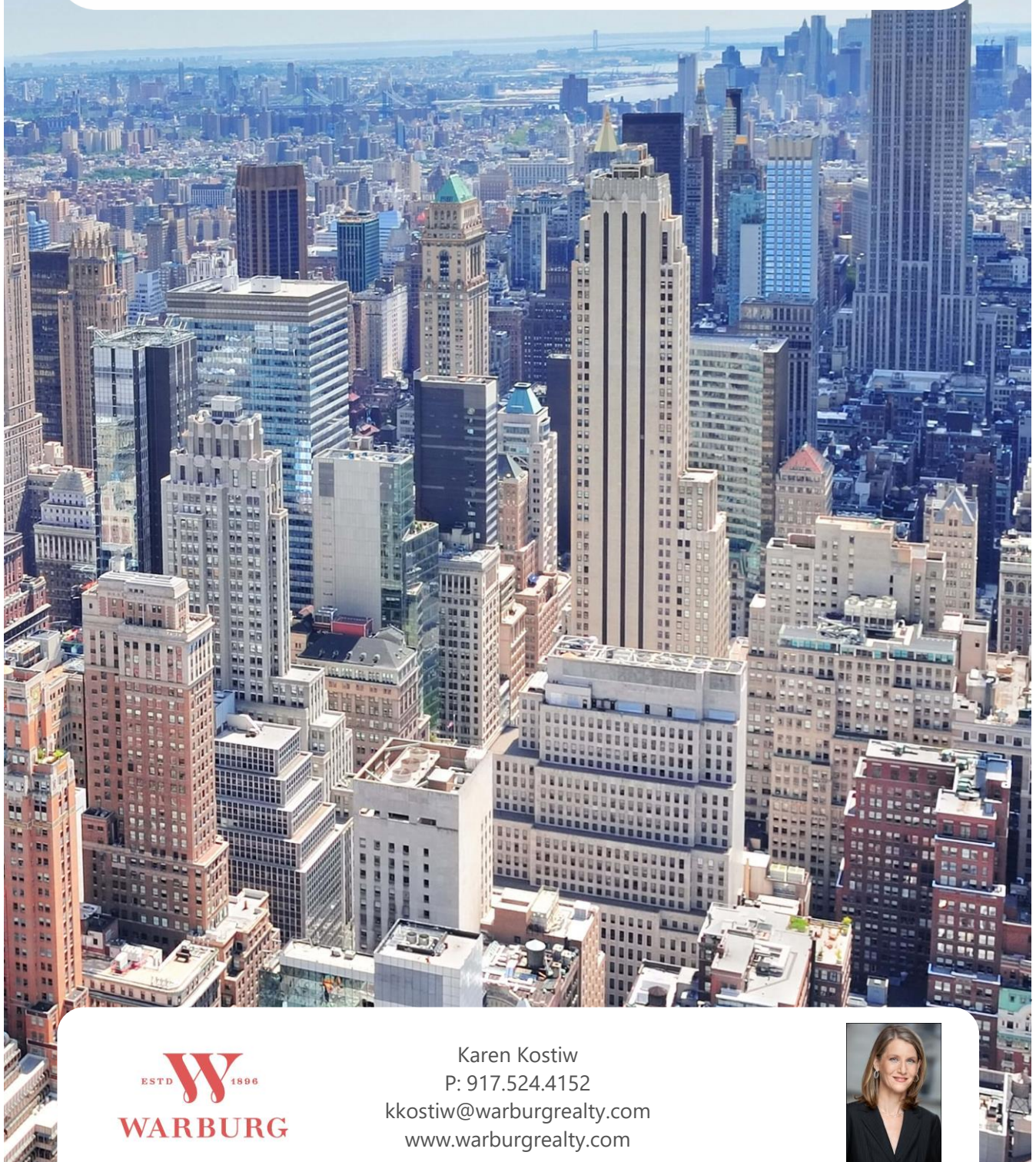


MIDTOWN MANHATTAN

A quarterly analysis of residential sales
in Midtown Manhattan, Manhattan

2nd Quarter 2018



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Residential Market Report, 2nd Quarter 2018

Midtown Manhattan, Manhattan

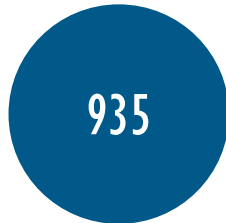
SUMMARY

MEDIAN SALE PRICE



-8% YoY

NO. OF TRANSACTIONS



-18% YoY

MEDIAN PRICE/SQ.FT.



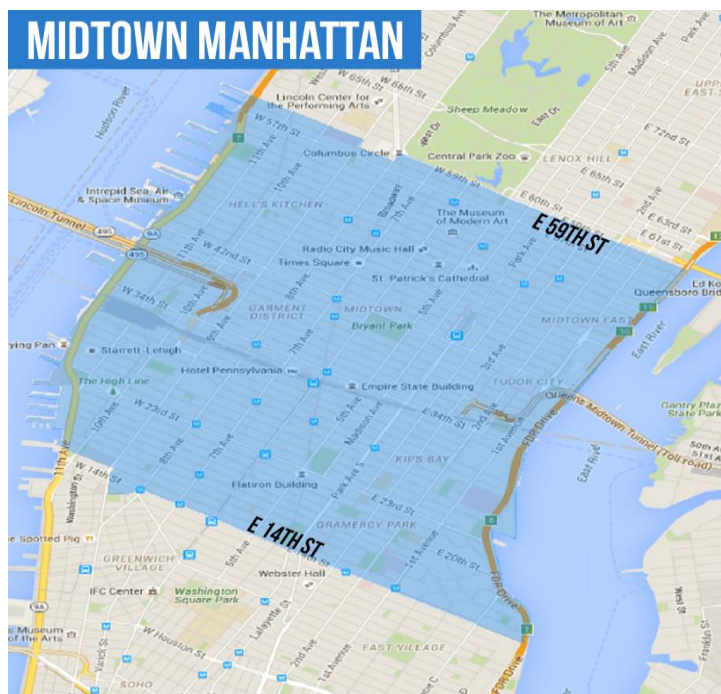
-4% YoY

MANHATTAN
MEDIAN SALE PRICE



-8% YoY

NEIGHBORHOOD BOUNDARIES

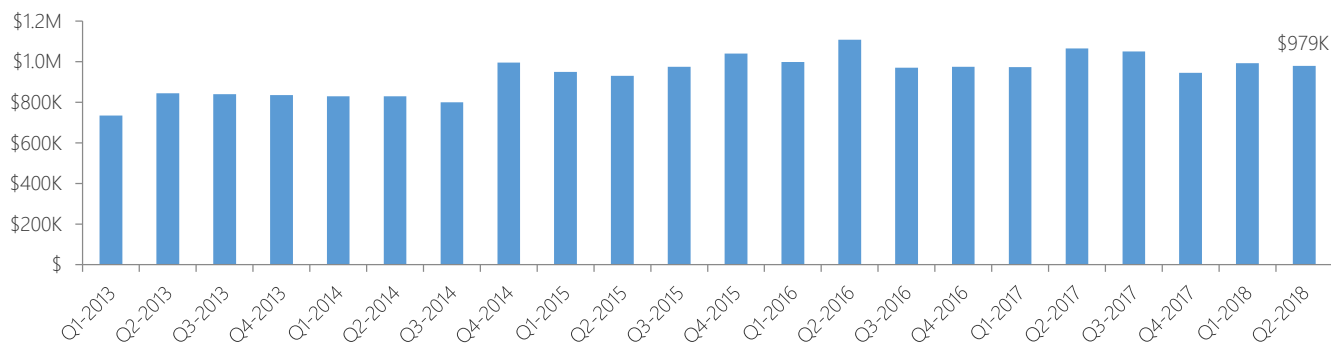


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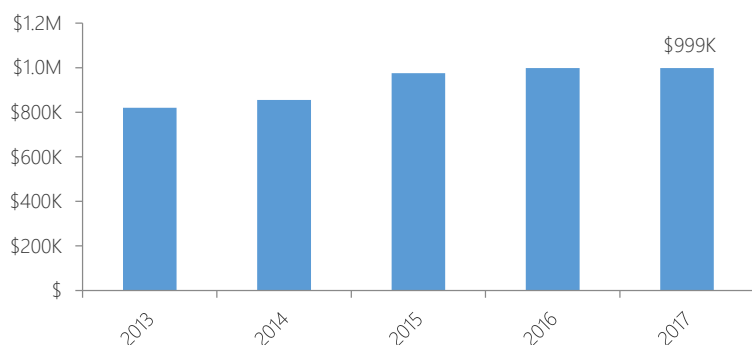


RESIDENTIAL STATS

Median Sale Price by Quarter

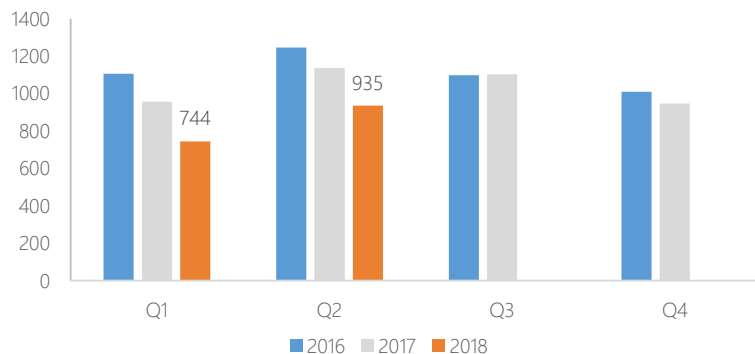


Median Sale Price by Year



Number of Transactions

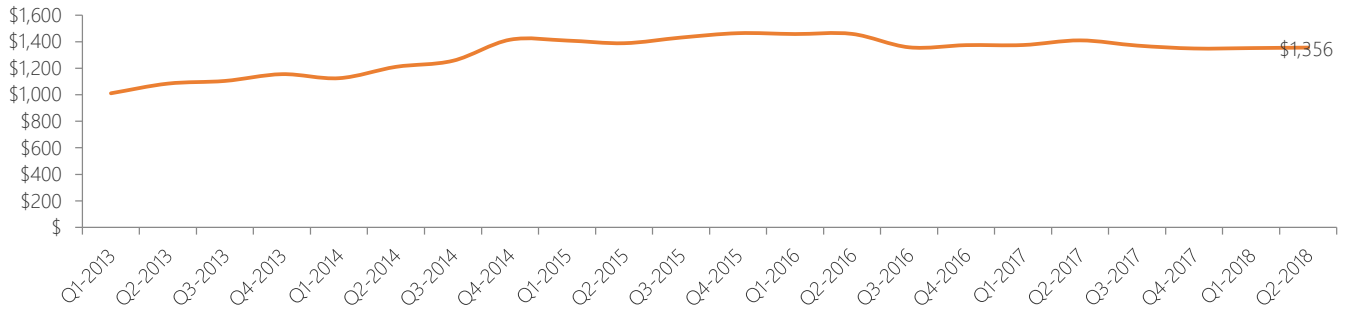
Quarter	2013	2014	2015	2016	2017	2018
Q1	861	1012	1013	1106	956	744
Q2	1354	1254	1311	1245	1137	935
Q3	1519	1334	1341	1098	1103	
Q4	1198	1128	1164	1010	946	



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Median Sale Price per Square Foot

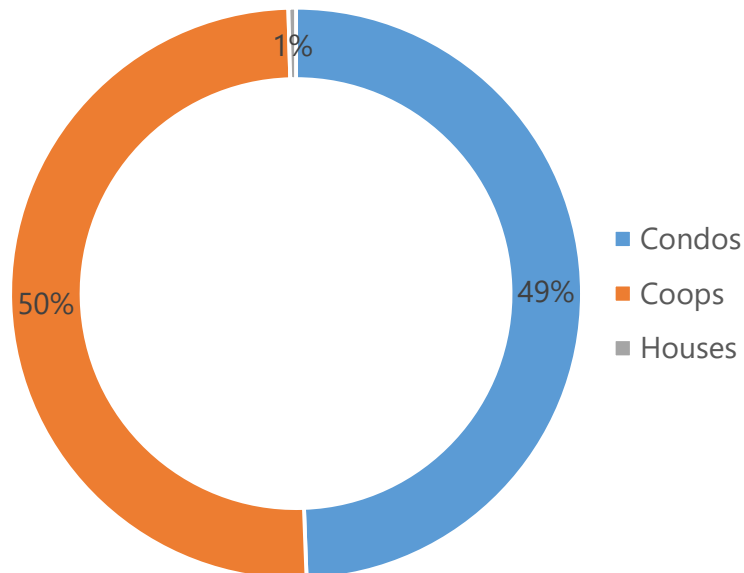


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,475,000	-15%	\$1,545	-4%	462
Coops	\$699,000	-1%	\$997	-2%	469
Houses	\$7,350,000	41%	\$1,892	36%	4

Number of Sales by Building Type



TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
503 W 24th St #PH	1-00696-1207	26-Apr-18	\$59,058,500	Condo	
157 W 57th St #85	1-01010-1694	14-May-18	\$53,967,250	Condo	6,240
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
212 W 18th St #4	1-00767-1554	18-Jun-18	\$31,000,000	Condo	7,058
212 W 18th St #PH3	1-00767-1554	18-Jun-18	\$31,000,000	Condo	7,058
432 Park Ave #71A	1-01292-1426	30-May-18	\$25,250,000	Condo	4,019
157 W 57th St #52B	1-01010-1655	8-May-18	\$24,441,500	Condo	5,475
157 W 57th St #61B	1-01010-1673	27-Jun-18	\$23,533,632	Condo	4,193
432 Park Ave #77A	1-01292-1432	12-Apr-18	\$22,000,000	Condo	2,633
212 Fifth Ave #20A	1-00827-1044	2-May-18	\$18,100,000	Condo	
106 Central Park S #36A	1-01011-4411	8-May-18	\$15,000,000	Condo	1,902
157 W 57th St #42A	1-01010-1624	1-Jun-18	\$14,869,950	Condo	3,228
520 W 28th St #28	1-00699-1330	12-Jun-18	\$14,500,000	Condo	
150 E 22nd St	1-00877-0056	7-Jun-18	\$14,250,000	House	5,200
768 Fifth Ave #1801	1-01274-1613	19-Apr-18	\$14,000,000	Condo	4,064
212 Fifth Ave #14A	1-00827-1032	29-May-18	\$12,000,000	Condo	
212 Fifth Ave #20B	1-00827-1045	18-Apr-18	\$11,250,000	Condo	3,078
432 Park Ave #53A	1-01292-1393	2-May-18	\$10,950,000	Condo	1,789
522 W 29th St #7D	1-00700-1026	11-Apr-18	\$10,490,975	Condo	
1 Beekman Pl #10C	1-01361-0021	24-May-18	\$10,147,500	Coop	
208-210 E 18th St	1-00898-0050	7-Jun-18	\$9,900,000	House	5,484
212 Fifth Ave #18B	1-00827-1042	2-Apr-18	\$9,450,000	Condo	3,078
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	
160 Central Park S #2818	1-01011-1693	4-Apr-18	\$8,300,000	Condo	473
147-151 W 15th St #3NS	1-00791-0013	14-Jun-18	\$8,100,000	Coop	
31 W 21st St #9	1-00823-1210	8-Jun-18	\$7,995,000	Condo	4,713
135 W 52nd St #39A	1-01005-1105	30-May-18	\$7,806,100	Condo	3,726
1107 Broadway #14E	1-00826-1088	8-Jun-18	\$7,723,750	Condo	2,347
212 Fifth Ave #12B	1-00827-1030	13-Jun-18	\$7,600,000	Condo	
15 W 53rd St #39A	1-01269-1200	10-Apr-18	\$7,350,000	Condo	3,452
157 W 57th St #33B	1-01010-1704	5-Apr-18	\$7,258,149	Condo	
258-260 Fifth Ave #16NS	1-00830-0042	14-Jun-18	\$7,000,000	Coop	
109-115 W 26th St #11AB	1-00802-0031	29-Jun-18	\$6,875,000	Coop	4,500
447 E 57th St #1W	1-01369-0016	21-Jun-18	\$6,630,000	Coop	
1 Beekman Pl #1A	1-01361-0021	10-Apr-18	\$6,500,000	Coop	
126-130 W 22nd St #PHS	1-00797-1123	31-May-18	\$6,330,000	Condo	2,964
8-10 W 19th St #C3	1-00820-1203	31-May-18	\$5,975,000	Condo	3,778
160 E 22nd St #PHB	1-00877-1082	19-Apr-18	\$5,625,000	Condo	1,881
322 E 57th St #1415B	1-01349-0041	30-May-18	\$5,260,000	Coop	
522 W 29th St #1A	1-00700-1001	5-Apr-18	\$5,208,803	Condo	
15-17 E 16th St #7	1-00844-0011	8-Jun-18	\$5,055,000	Coop	4,000
398 Park Ave S #24C	1-00857-1211	30-May-18	\$4,851,000	Condo	2,692
156-158 E 36th St	1-00891-0048	3-May-18	\$4,800,000	House	2,427
768 Fifth Ave #2002	1-01274-1631	22-Jun-18	\$4,750,000	Condo	1,582
225 Fifth Ave #4M	1-00856-1148	13-Jun-18	\$4,712,500	Condo	1,388
209 W 22nd St	1-00772-0040	14-Jun-18	\$4,650,000	House	2,776
415 W 53rd St #TH415	1-01063-1106	24-Apr-18	\$4,550,000	Condo	2,750
225 Fifth Ave #PHY	1-00856-1292	27-Apr-18	\$4,450,000	Condo	1,861



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Address	BBL	Sale date	Sale price	Property type	Sqft
554-556 Third Ave #PHD	1-00892-1105	7-Jun-18	\$4,350,000	Condo	3,549
20-24 E 20th St #4E	1-00848-0059	22-May-18	\$4,300,000	Coop	
301 W 57th St #43C	1-01048-1943	8-Jun-18	\$4,275,000	Condo	1,466
1107 Broadway #2D	1-00826-1005	30-Apr-18	\$4,250,000	Condo	1,690
16 W 40th St #23A	1-00841-1033	22-Jun-18	\$4,209,446	Condo	
90 Lexington Ave #5C	1-00882-1120	8-May-18	\$4,178,273	Condo	
136 W 22nd St #6	1-00797-1306	10-Apr-18	\$4,175,000	Condo	3,272
109-115 W 26th St #7AB	1-00802-0031	26-Jun-18	\$4,100,000	Coop	
40-42 W 17th St #8B	1-00818-0073	7-Jun-18	\$4,038,200	Coop	2,200
225 Fifth Ave #3E	1-00856-1124	10-May-18	\$3,975,000	Condo	1,650
16 W 40th St #21A	1-00841-1025	29-Jun-18	\$3,950,000	Condo	
398 Park Ave S #31C	1-00857-1250	25-Jun-18	\$3,910,000	Condo	1,715
36 E 22nd St #2A	1-00850-1802	18-Jun-18	\$3,850,000	Condo	1,751
16 W 40th St #18A	1-00841-1013	1-Jun-18	\$3,810,000	Condo	
146-148 W 22nd St #7	1-00797-1407	20-Jun-18	\$3,800,000	Condo	2,603
959 First Ave #22H	1-01345-1197	27-Jun-18	\$3,800,000	Condo	
16 W 40th St #19A	1-00841-1017	27-Apr-18	\$3,800,000	Condo	1,391
426 W 58th St #5B	1-01067-1111	11-Apr-18	\$3,750,000	Condo	2,732
55 W 17th St #604	1-00819-1321	16-May-18	\$3,749,706	Condo	
24-28 Central Park S #8E	1-01274-0057	30-Apr-18	\$3,725,000	Coop	
425 W 50th St #11F	1-01060-1126	22-May-18	\$3,707,500	Condo	1,809
60-105 Gramercy Park N #8A	1-00877-0009	6-Jun-18	\$3,700,000	Coop	
959 First Ave #23H	1-01345-1201	13-Apr-18	\$3,700,000	Condo	
30 Sutton Pl #7B	1-01370-0021	1-Jun-18	\$3,600,000	Coop	
157 W 57th St #32D	1-01010-1701	2-Apr-18	\$3,557,521	Condo	
345 W 14th St #7A	1-00738-1325	30-May-18	\$3,550,000	Condo	1,427
450 W 42nd St #58K	1-01051-1394	13-Apr-18	\$3,462,900	Condo	1,259
172 Madison Ave #22A	1-00863-1155	30-Apr-18	\$3,436,594	Condo	1,458
520 W 19th St #7B	1-00690-1018	24-May-18	\$3,420,000	Condo	2,041
333 W 14th St #6	1-00738-1206	29-Jun-18	\$3,380,000	Condo	2,098
126-130 W 22nd St #11N	1-00797-1120	27-Jun-18	\$3,360,000	Condo	2,200
112 W 18th St #176A	1-00793-1018	20-Jun-18	\$3,349,000	Condo	1,540
201 W 17th St #2A	1-00767-1202	15-Jun-18	\$3,300,000	Condo	2,220
444 E 57th St #8E	1-01368-1026	28-Jun-18	\$3,300,000	Condo	2,190
355 E 19th St #1	1-00925-1001	29-Jun-18	\$3,279,656	Condo	2,663
100 W 18th St #3C	1-00793-1507	11-May-18	\$3,225,000	Condo	1,782
425 E 58th St #24H	1-01370-0015	13-Apr-18	\$3,200,000	Coop	2,800
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
209 W 14th St #4B	1-00764-1310	21-Jun-18	\$3,052,409	Condo	
9 W 16th St #3	1-00818-0033	31-May-18	\$3,050,000	Coop	2,002
45 Park Ave #PH01	1-00892-1398	27-Apr-18	\$3,050,000	Condo	1,519
250 E 53rd St #2104	1-01326-1086	30-Apr-18	\$3,000,000	Condo	1,922
310 W 52nd St #41B	1-01042-1308	21-May-18	\$3,000,000	Condo	1,331
186 Fifth Ave #RU5	1-00824-1005	7-Jun-18	\$3,000,000	Condo	2,418
330 E 38th St #9AQ	1-00943-1069	16-May-18	\$2,970,000	Condo	1,967
1200-1202 Broadway #7E	1-00831-0020	14-Jun-18	\$2,933,000	Coop	
522 W 29th St #4B	1-00700-1014	5-Jun-18	\$2,931,500	Condo	
220-230 Madison Ave #11HJ	1-00866-0064	5-Jun-18	\$2,885,000	Coop	
480 Park Ave #3A	1-01294-0033	10-May-18	\$2,875,000	Coop	



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