

SUTTON PLACE

A quarterly analysis of residential sales
in Sutton Place, Manhattan

2nd Quarter 2018



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Residential Market Report, 2nd Quarter 2018

Sutton Place, Manhattan

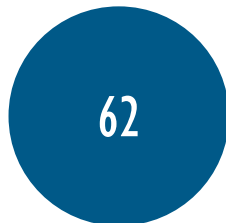
SUMMARY

MEDIAN SALE PRICE



-18% YoY

NO. OF TRANSACTIONS



-17% YoY

MEDIAN PRICE/SQ.FT.



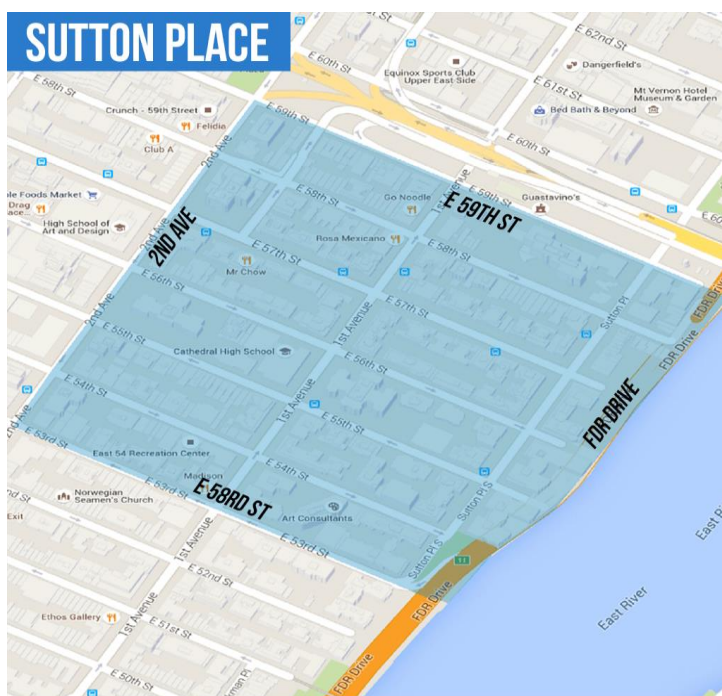
-13% YoY

MANHATTAN
MEDIAN SALE PRICE



-8% YoY

NEIGHBORHOOD BOUNDARIES

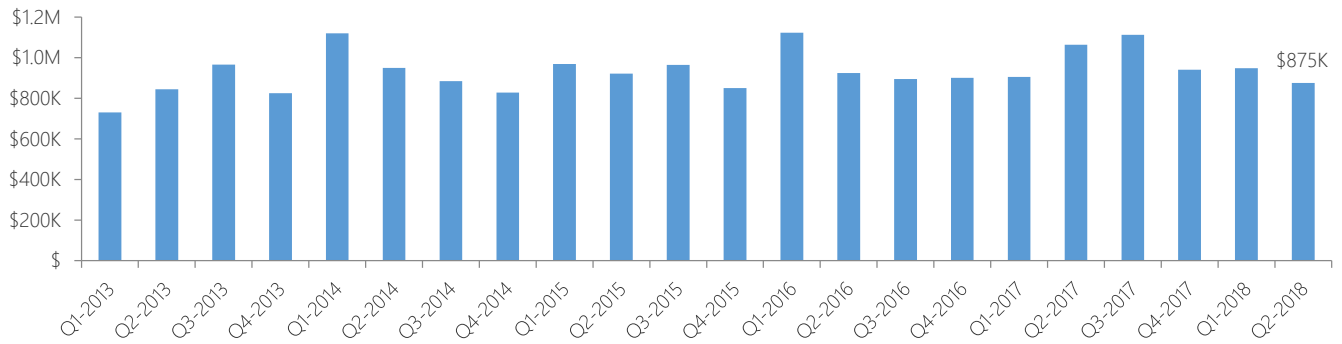


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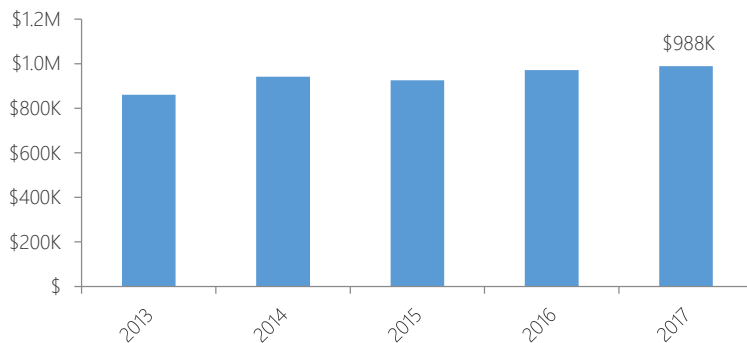


RESIDENTIAL STATS

Median Sale Price by Quarter

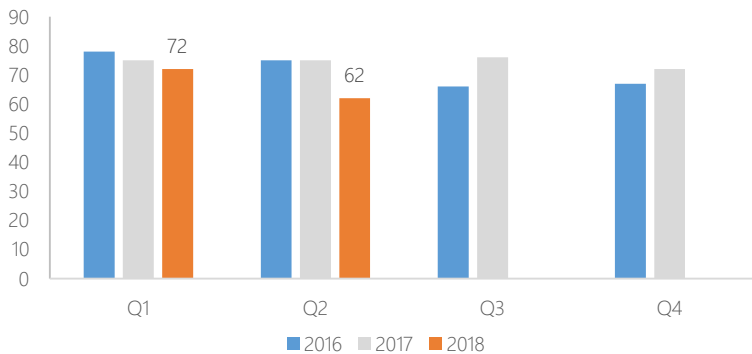


Median Sale Price by Year



Number of Transactions

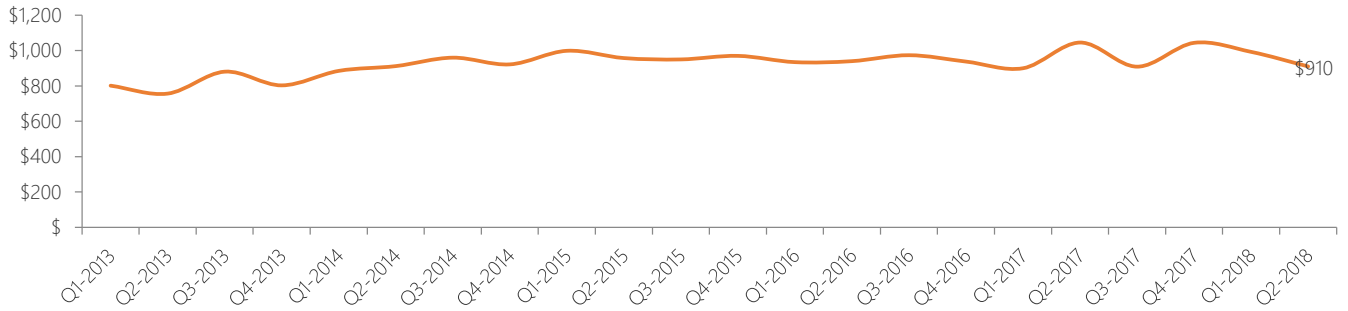
Quarter	2013	2014	2015	2016	2017	2018
Q1	80	89	72	78	75	72
Q2	97	89	84	75	75	62
Q3	122	103	76	66	76	
Q4	84	80	71	67	72	



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Median Sale Price per Square Foot

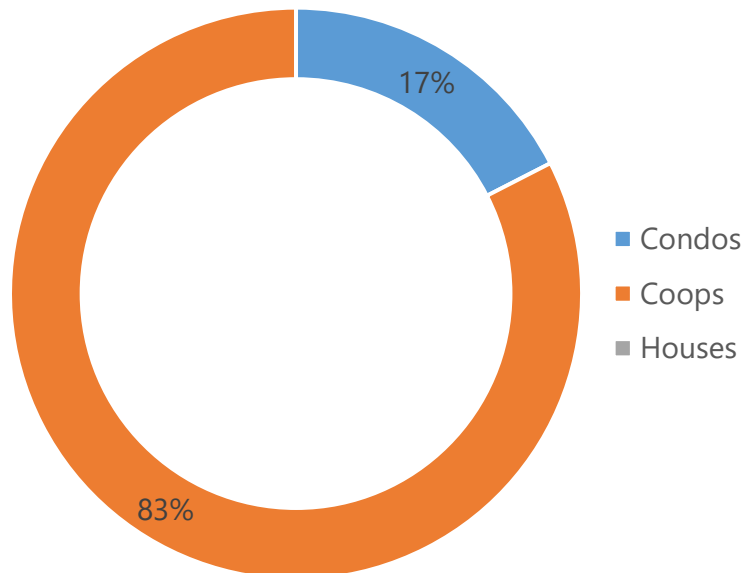


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,625,000	11%	\$1,352	5%	11
Coops	\$850,000	-17%	\$860	-13%	52
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
447 E 57th St #1W	1-01369-0016	21-Jun-18	\$6,630,000	Coop	
322 E 57th St #1415B	1-01349-0041	30-May-18	\$5,260,000	Coop	
30 Sutton Pl #7B	1-01370-0021	1-Jun-18	\$3,600,000	Coop	
444 E 57th St #8E	1-01368-1026	28-Jun-18	\$3,300,000	Condo	2,190
425 E 58th St #24H	1-01370-0015	13-Apr-18	\$3,200,000	Coop	2,800
1110-1116 Second Ave #1001	1-01351-0001	4-Jun-18	\$2,435,000	Coop	1,250
300 E 55th St #10B	1-01347-1049	11-Apr-18	\$2,430,000	Condo	1,535
425 E 58th St #43G	1-01370-0015	30-May-18	\$2,250,000	Coop	1,800
330 E 57th St #11	1-01349-1110	20-Jun-18	\$2,250,000	Condo	1,891
418 E 59th St #32B	1-01370-0038	2-Apr-18	\$2,150,000	Coop	
1084 Second Ave #36G	1-01350-0001	27-Apr-18	\$2,100,000	Coop	3,300
350 E 57th St #14B	1-01349-0032	16-May-18	\$2,100,000	Coop	2,255
400 E 56th St #15S	1-01367-0001	29-May-18	\$2,075,000	Coop	
300 E 55th St #4D	1-01347-1017	4-Jun-18	\$2,000,000	Condo	1,322
300 E 55th St #17C	1-01347-1074	26-Apr-18	\$1,900,000	Condo	1,235
345 E 57th St #7A	1-01350-0020	3-May-18	\$1,825,000	Coop	1,500
60 Sutton Pl S #9JS	1-01365-0020	18-May-18	\$1,750,000	Coop	1,300
60 Sutton Pl S #9DN	1-01365-0020	3-Apr-18	\$1,550,000	Coop	
36 E 56th St #6F	1-01367-0020	23-Apr-18	\$1,362,000	Coop	
440 E 56th St #8C	1-01367-0031	18-Apr-18	\$1,352,500	Coop	
40 Sutton Pl #9H	1-01370-1072	3-Apr-18	\$1,350,000	Condo	983
1084 Second Ave #17GH	1-01350-0001	19-Apr-18	\$1,200,000	Coop	2,070
320 E 57th St #5A	1-01349-0044	20-Apr-18	\$1,200,000	Coop	1,250
14 Sutton Pl S #9C	1-01368-0024	21-May-18	\$1,150,000	Coop	
1076-1082 First Ave #4E	1-01370-0046	19-Apr-18	\$1,099,000	Coop	1,200
430 E 57th St #13C	1-01368-0036	6-Jun-18	\$1,040,000	Coop	1,200
410 E 57th St #6B	1-01368-0042	29-May-18	\$945,000	Coop	1,100
424 E 57th St #1BF	1-01368-0039	6-Apr-18	\$890,000	Coop	
419-429 E 57th St #11B	1-01369-0007	11-May-18	\$875,000	Coop	
434 E 58th St #4AB	1-01369-0033	10-Apr-18	\$875,000	Coop	
60 Sutton Pl S #2BS	1-01365-0020	7-Jun-18	\$850,000	Coop	
20 Sutton Pl S #17B	1-01367-0026	30-May-18	\$837,500	Coop	
45 Sutton Pl S #16O	1-01371-0014	25-Apr-18	\$835,000	Coop	
425 E 54th St #5P	1-01366-0016	17-Apr-18	\$827,000	Coop	962
45 Sutton Pl S #6J	1-01371-0014	23-Apr-18	\$817,500	Coop	
45 Sutton Pl S #14O	1-01371-0014	24-May-18	\$763,000	Coop	
433 E 56th St #3D	1-01368-0013	28-Jun-18	\$750,000	Coop	
433 E 56th St #2A	1-01368-0013	17-May-18	\$730,000	Coop	850
425 E 54th St #4R	1-01366-0016	20-Apr-18	\$707,378	Coop	846
351 E 57th St #8B	1-01350-1017	1-Jun-18	\$660,000	Coop	725
1076-1082 First Ave #7B	1-01370-0046	14-Jun-18	\$659,000	Coop	750
320 E 57th St #2D	1-01349-0044	14-May-18	\$632,500	Coop	800
1084 Second Ave #20G	1-01350-0001	14-May-18	\$630,000	Coop	1,400
351 E 57th St #15B	1-01350-1017	5-Jun-18	\$595,000	Coop	
351 E 57th St #10F	1-01350-1017	26-Apr-18	\$595,000	Coop	
411 E 57th St #7G	1-01369-0002	27-Jun-18	\$590,000	Coop	
333 E 53rd St #6M	1-01346-0014	3-May-18	\$555,000	Coop	
40 Sutton Pl #4J	1-01370-1028	13-Jun-18	\$539,000	Condo	605
60 Sutton Pl S #7LS	1-01365-0020	6-Jun-18	\$515,000	Coop	
40 Sutton Pl #7G	1-01370-1053	6-Jun-18	\$510,000	Condo	508



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Address	BBL	Sale date	Sale price	Property type	Sqft
1084 Second Ave #16K	1-01350-0001	22-May-18	\$442,500	Coop	675
1084 Second Ave #11A	1-01350-0001	27-Jun-18	\$417,000	Coop	
346 E 58th St #1B	1-01350-0031	19-Jun-18	\$400,000	Coop	650
321 E 54th St #7C	1-01347-0009	30-Apr-18	\$364,000	Coop	
1076-1082 First Ave #13H	1-01370-0046	26-Jun-18	\$340,000	Coop	401
345 E 54th St #6C	1-01347-0018	12-Jun-18	\$325,000	Coop	
1084 Second Ave #27K	1-01350-0001	17-May-18	\$299,000	Coop	450
444 E 57th St #MR9	1-01368-1052	12-Jun-18	\$121,111	Condo	91
300 E 55th St #STOR7	1-01347-1127	1-Jun-18	\$12,500	Condo	23



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