

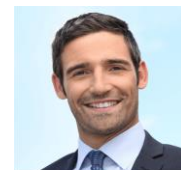
CENTRAL MIDTOWN

A quarterly analysis of residential sales
in Central Midtown, Manhattan

3rd Quarter 2018



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Residential Market Report, 3rd Quarter 2018

Central Midtown, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$995K

-18% YoY

NO. OF TRANSACTIONS

71

9% YoY

MEDIAN PRICE/SQ.FT.

\$1,369

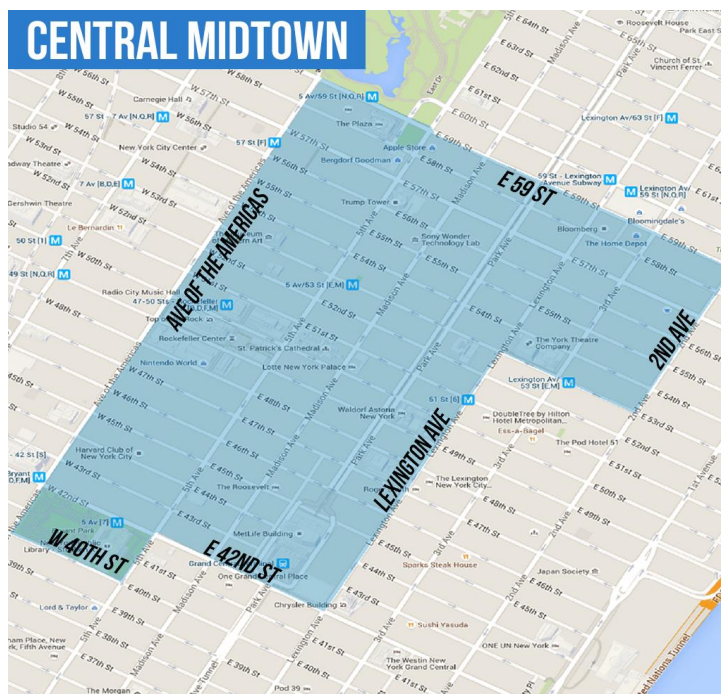
-12% YoY

MANHATTAN
MEDIAN SALE PRICE

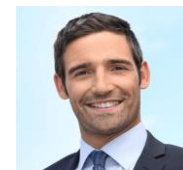
\$1.1M

-4% YoY

NEIGHBORHOOD BOUNDARIES

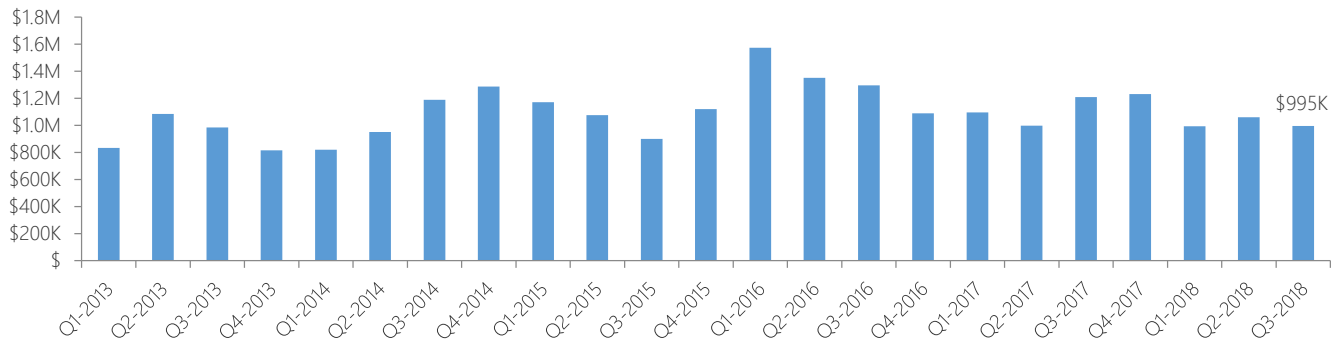


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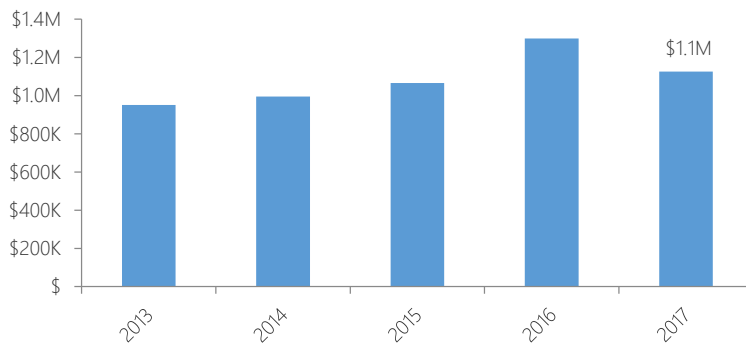


RESIDENTIAL STATS

Median Sale Price by Quarter

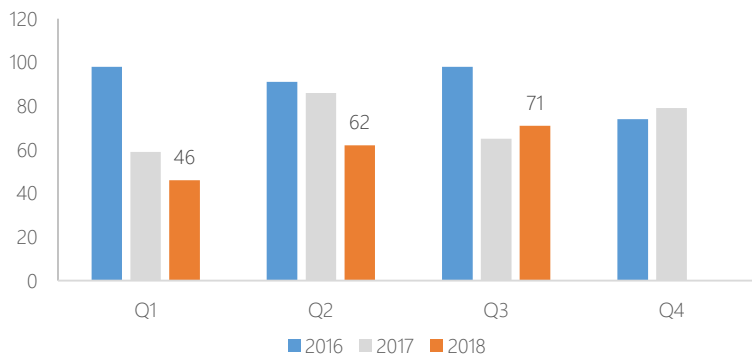


Median Sale Price by Year

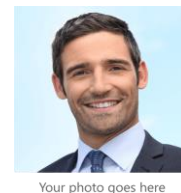


Number of Transactions

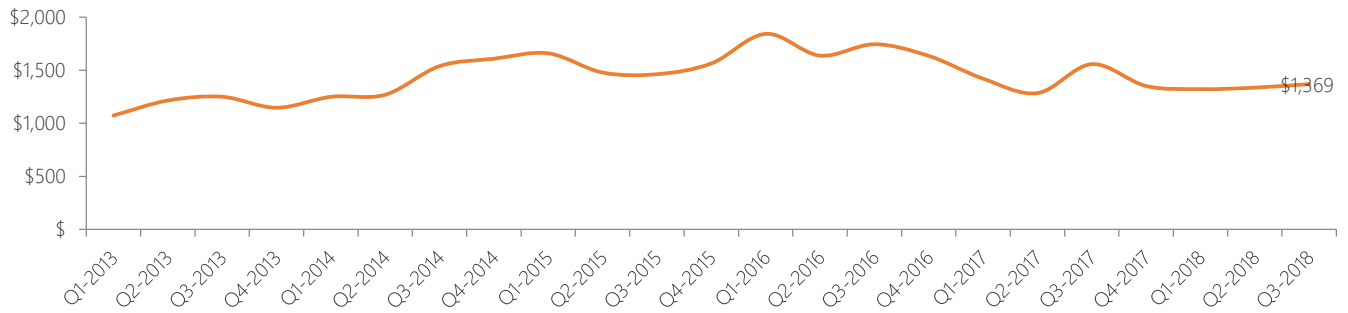
Quarter	2013	2014	2015	2016	2017	2018
Q1	68	74	66	98	59	46
Q2	102	94	94	91	86	62
Q3	113	94	96	98	65	71
Q4	82	94	90	74	79	



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Median Sale Price per Square Foot

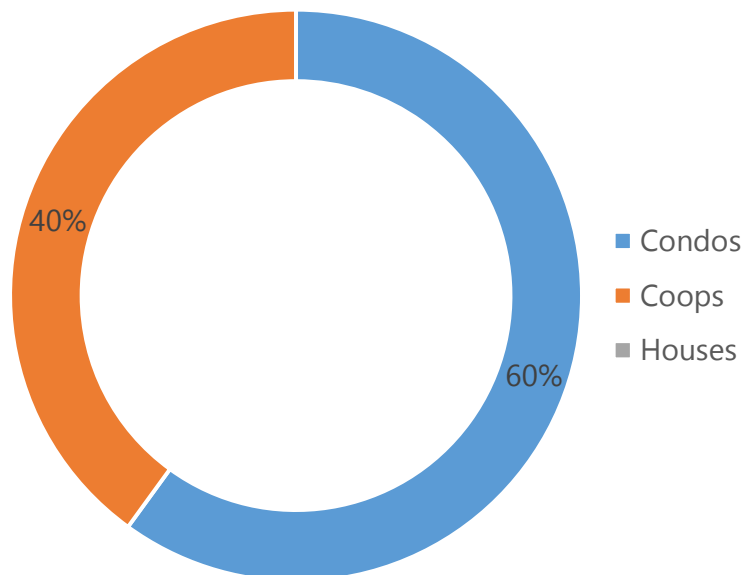


RESIDENTIAL SALES BREAKDOWN

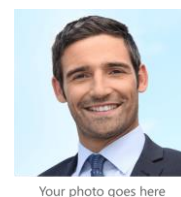
Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,616,000	-23%	\$1,658	-6%	42
Coops	\$700,000	-4%	\$917	3%	28
Houses	-	-	-	-	0

Number of Sales by Building Type



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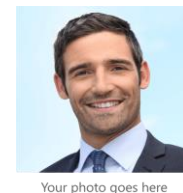


LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
432 Park Ave #93	1-01292-1454	17-Jul-18	\$30,798,330	Condo	3,952
432 Park Ave #65B	1-01292-1415	17-Jul-18	\$24,200,000	Condo	4,019
20 W 53rd St #44A	1-01268-1260	11-Jul-18	\$17,500,000	Condo	4,545
641 Fifth Ave #PH1	1-01287-1225	22-Aug-18	\$15,150,000	Condo	4,170
768 Fifth Ave #1603	1-01274-1593	5-Jul-18	\$10,150,000	Condo	1,930
768 Fifth Ave #601	1-01274-1477	1-Aug-18	\$10,000,000	Condo	2,656
15 W 53rd St #PHA	1-01269-1272	6-Jul-18	\$9,250,000	Condo	4,970
641 Fifth Ave #42E	1-01287-1165	27-Sep-18	\$8,000,000	Condo	1,793
151 E 58th St #39A	1-01313-1044	31-Aug-18	\$7,200,000	Condo	1,975
117 E 57th St #34A	1-01312-1117	21-Sep-18	\$5,150,000	Condo	3,075
117 E 57th St #34B	1-01312-1117	21-Sep-18	\$5,150,000	Condo	3,075
20 W 53rd St #24C	1-01268-1221	28-Aug-18	\$4,100,000	Condo	1,464
641 Fifth Ave #30G	1-01287-1071	10-Aug-18	\$3,980,000	Condo	1,934
250 E 54th St #40PH2	1-01327-1277	8-Aug-18	\$3,150,000	Condo	2,283
117 E 57th St #43CD	1-01312-1191	8-Aug-18	\$2,929,020	Condo	1,758
207 E 57th St #17A	1-01331-1332	24-Sep-18	\$2,775,000	Condo	1,551
240 E 55th St #LG	1-01328-0030	26-Sep-18	\$2,730,000	Coop	
24 W 55th St #5DE	1-01270-0020	13-Aug-18	\$2,700,000	Coop	
200 E 57th St #17D	1-01330-0004	12-Jul-18	\$2,630,000	Coop	2,500
15 W 53rd St #26B	1-01269-1123	25-Jul-18	\$2,625,000	Condo	1,917
117 E 57th St #44A	1-01312-1197	27-Sep-18	\$2,437,400	Condo	1,741
140 E 56th St #10G	1-01310-1408	23-Aug-18	\$1,685,000	Condo	488
77 W 55th St #14B	1-01271-1402	21-Sep-18	\$1,632,000	Condo	1,016
15 W 53rd St #32C	1-01269-1160	13-Jul-18	\$1,600,000	Condo	973
227 E 57th St #8EFG	1-01331-0014	9-Aug-18	\$1,495,000	Coop	
768 Fifth Ave #1502	1-01274-1580	23-Jul-18	\$1,370,000	Condo	695
432 Park Ave #28E	1-01292-1320	17-Jul-18	\$1,322,639	Condo	421
117 E 57th St #48G	1-01312-1235	17-Jul-18	\$1,300,000	Condo	704
231-235 E 55th St #41C	1-01329-1028	17-Aug-18	\$1,150,000	Condo	777
136 E 56th St #4EF	1-01310-0059	14-Sep-18	\$1,150,000	Coop	1,437
58 W 58th St #31F	1-01273-1162	27-Aug-18	\$1,135,000	Condo	846
66 W 45th St #U28	1-01260-1106	30-Jul-18	\$1,125,000	Condo	584
200 E 58th St #18B	1-01331-1030	6-Aug-18	\$1,050,000	Condo	964
200 E 58th St #12A	1-01331-1009	23-Aug-18	\$995,000	Condo	789
211 E 53rd St #11E	1-01327-1003	18-Sep-18	\$970,000	Coop	950
111 E 56th St #1700	1-01311-0005	29-Aug-18	\$960,000	Coop	
153 E 57th St #21C	1-01312-0028	24-Jul-18	\$925,000	Coop	
77 W 55th St #14H	1-01271-1408	18-Jul-18	\$920,000	Condo	730
245 E 54th St #5F	1-01328-0021	20-Aug-18	\$900,000	Coop	850
141 E 55th St #7F	1-01310-1048	16-Jul-18	\$900,000	Condo	712
231-235 E 55th St #36B	1-01329-1012	12-Jul-18	\$890,000	Condo	604
225 E 57th St #15E	1-01331-1203	5-Sep-18	\$875,000	Coop	
5 E 44th St #3B	1-01279-1005	16-Jul-18	\$840,000	Condo	629
150 E 56th St #7A	1-01310-1541	22-Aug-18	\$825,000	Condo	779
140 E 56th St #14H	1-01310-1445	28-Aug-18	\$820,000	Condo	664
150 E 56th St #12A	1-01310-1574	7-Sep-18	\$810,000	Condo	760
211 E 53rd St #8C	1-01327-1003	29-Aug-18	\$800,000	Coop	
24 W 55th St #4F	1-01270-0020	11-Sep-18	\$770,000	Coop	965
111 E 56th St #1105	1-01311-0005	24-Jul-18	\$725,000	Coop	1,350
245 E 54th St #30P	1-01328-0021	12-Jul-18	\$700,000	Coop	634



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Address	BBL	Sale date	Sale price	Property type	Sqft
245 E 54th St #29C	1-01328-0021	31-Jul-18	\$675,000	Coop	700
77 W 55th St #18A	1-01271-1801	24-Sep-18	\$660,000	Condo	400
245 E 54th St #5H	1-01328-0021	23-Aug-18	\$652,000	Coop	700
58 W 58th St #14D	1-01273-1069	23-Aug-18	\$639,000	Condo	462
245 E 54th St #22H	1-01328-0021	12-Jul-18	\$635,000	Coop	700
25 W 54th St #9E	1-01270-0017	7-Aug-18	\$630,000	Coop	750
225 E 57th St #12A	1-01331-1203	16-Jul-18	\$610,000	Coop	
153 E 57th St #6G	1-01312-0028	19-Jul-18	\$600,000	Coop	550
136 E 56th St #11E	1-01310-0059	21-Aug-18	\$557,500	Coop	500
77 W 55th St #5A	1-01271-0501	27-Sep-18	\$547,750	Condo	400
220 E 57th St #10C	1-01330-0038	12-Jul-18	\$540,000	Coop	600
153 E 57th St #15A	1-01312-0028	17-Sep-18	\$539,000	Coop	600
245 E 54th St #28J	1-01328-0021	10-Jul-18	\$425,000	Coop	
220 E 54th St #9M	1-01327-0037	28-Sep-18	\$417,500	Coop	450
136 E 56th St #2G	1-01310-0059	15-Aug-18	\$395,000	Coop	600
250 E 54th St #9B	1-01327-1127	20-Aug-18	\$338,700	Condo	376
245 E 54th St	1-01328-0021	23-Aug-18	\$70,275	Coop	700



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