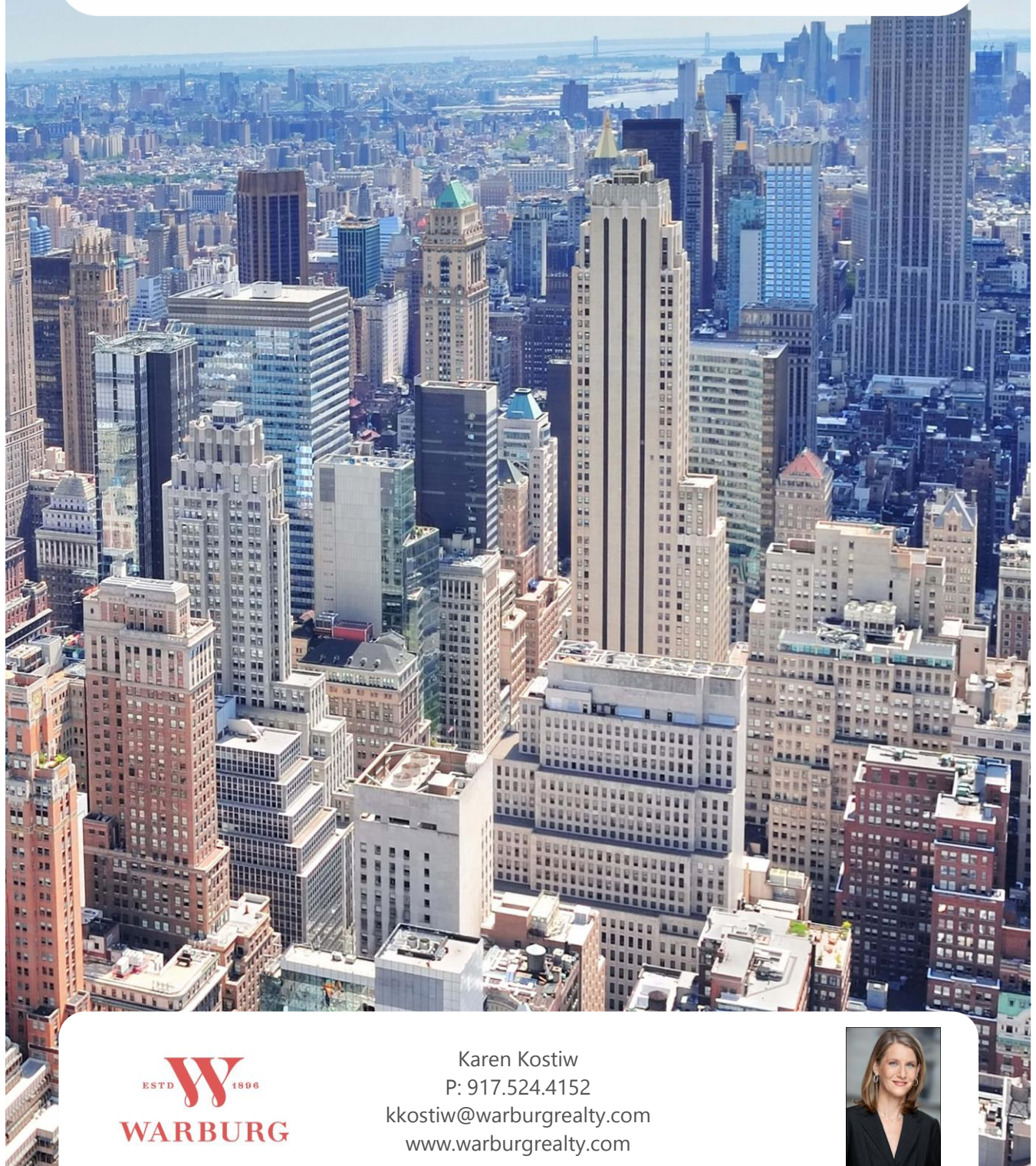


CENTRAL PARK SOUTH

A quarterly analysis of residential sales
in Central Park South, Manhattan

3rd Quarter 2018

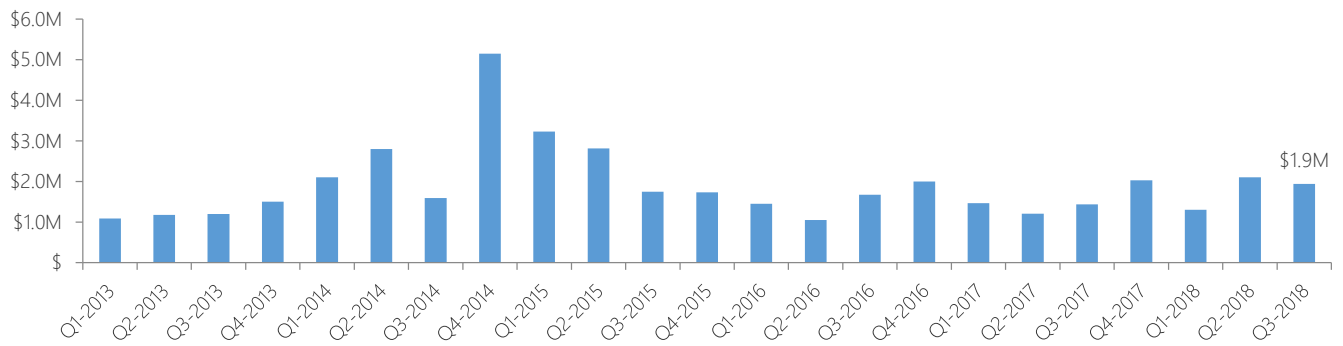


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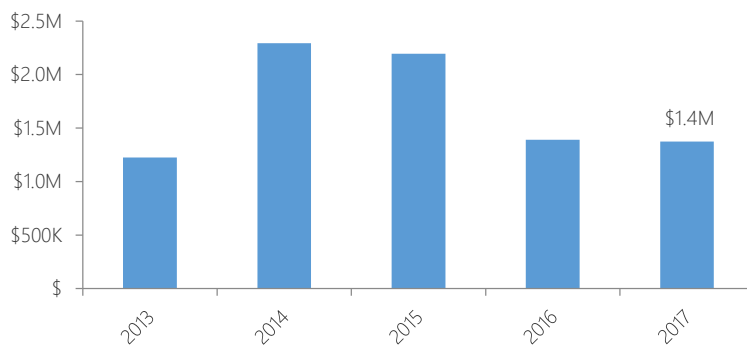


RESIDENTIAL STATS

Median Sale Price by Quarter

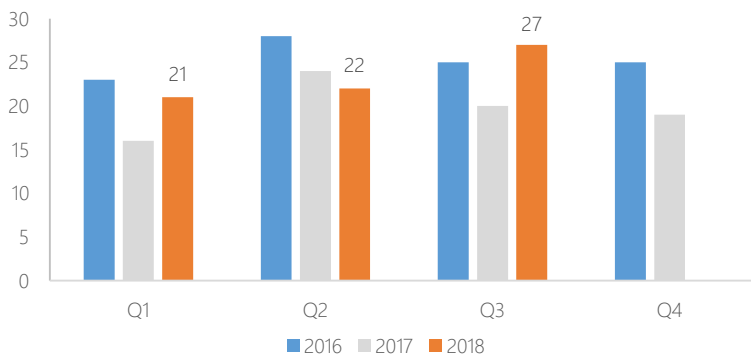


Median Sale Price by Year



Number of Transactions

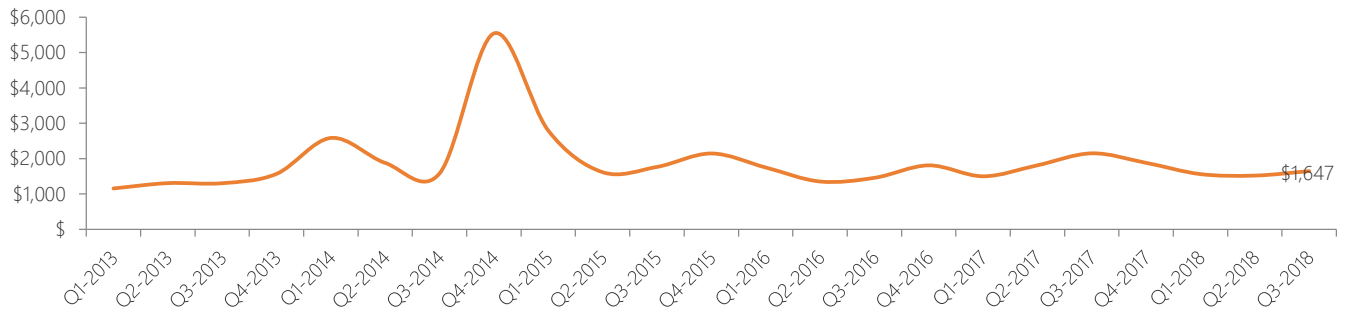
Quarter	2013	2014	2015	2016	2017	2018
Q1	24	28	35	23	16	21
Q2	37	61	32	28	24	22
Q3	47	30	29	25	20	27
Q4	33	30	27	25	19	



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Median Sale Price per Square Foot

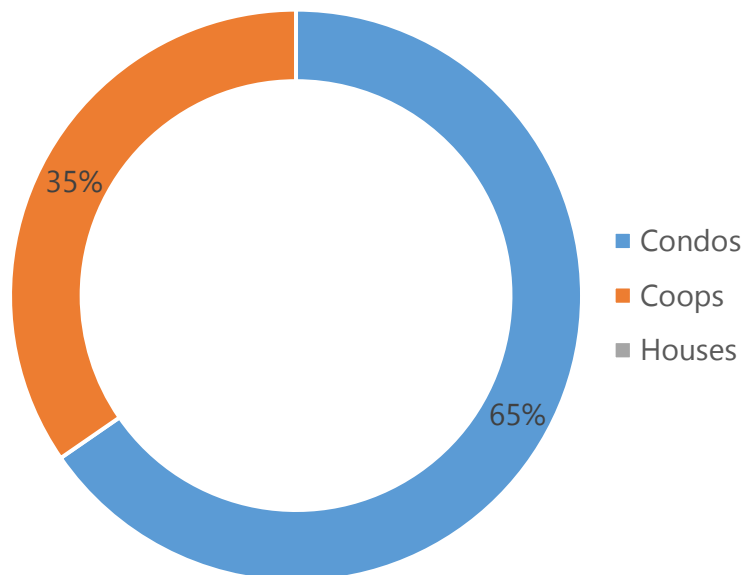


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$3,201,133	-12%	\$1,726	-31%	17
Coops	\$1,160,000	-16%	\$1,005	-4%	9
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
157 W 57th St #77	1-01010-1687	30-Aug-18	\$42,000,000	Condo	6,240
157 W 57th St #39B	1-01010-1609	7-Sep-18	\$9,200,000	Condo	2,145
157 W 57th St #35B	1-01010-1714	31-Jul-18	\$7,614,537	Condo	
157 W 57th St #34B	1-01010-1709	1-Aug-18	\$7,512,712	Condo	
157 W 57th St #40F	1-01010-1619	20-Jul-18	\$7,200,000	Condo	2,289
100 Central Park S #13A	1-01011-7071	9-Jul-18	\$5,900,000	Condo	2,927
157 W 57th St #32B	1-01010-1605	9-Aug-18	\$5,900,000	Condo	2,145
171 W 57th St #4B	1-01010-1310	16-Aug-18	\$4,695,000	Condo	2,744
200 Central Park S #21E	1-01030-0029	15-Jul-18	\$3,300,000	Coop	
157 W 57th St #35D	1-01010-1716	18-Sep-18	\$3,201,133	Condo	
120 Central Park S #18A	1-01011-0042	21-Aug-18	\$2,100,000	Coop	
160 Central Park S #1810	1-01011-2028	28-Sep-18	\$2,100,000	Condo	1,164
106 Central Park S #21I	1-01011-4342	31-Jul-18	\$2,085,000	Condo	1,197
100 W 58th St #14C	1-01010-1495	3-Aug-18	\$1,800,000	Condo	1,104
160 Central Park S #3111	1-01011-1717	25-Sep-18	\$1,300,000	Condo	781
205 W 57th St #3DA	1-01029-0027	11-Jul-18	\$1,250,000	Coop	
200 Central Park S #3Q	1-01030-0029	31-Aug-18	\$1,240,000	Coop	1,100
152 W 58th St #2A	1-01010-0053	7-Sep-18	\$1,160,000	Coop	1,300
152 W 58th St #3B	1-01010-0053	2-Jul-18	\$975,000	Coop	1,100
100 W 58th St #11H	1-01010-1478	9-Jul-18	\$930,000	Condo	701
100 Central Park S #12F	1-01011-7069	6-Jul-18	\$800,000	Condo	515
116 Central Park S #10G	1-01011-5065	17-Sep-18	\$730,000	Condo	516
200 Central Park S #8L	1-01030-0029	27-Jul-18	\$699,000	Coop	625
135 W 58th St #3C	1-01011-6003	24-Sep-18	\$649,000	Coop	
120 Central Park S #6E	1-01011-0042	14-Aug-18	\$420,000	Coop	
100 Central Park S #2G	1-01011-7007	2-Jul-18	\$400,000	Condo	576



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