

FLATIRON DISTRICT

A quarterly analysis of residential sales
in Flatiron District, Manhattan

3rd Quarter 2018



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Residential Market Report, 3rd Quarter 2018

Flatiron District, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.83M

-58% YoY

NO. OF TRANSACTIONS

44

-57% YoY

MEDIAN PRICE/SQ.FT.

\$1,576

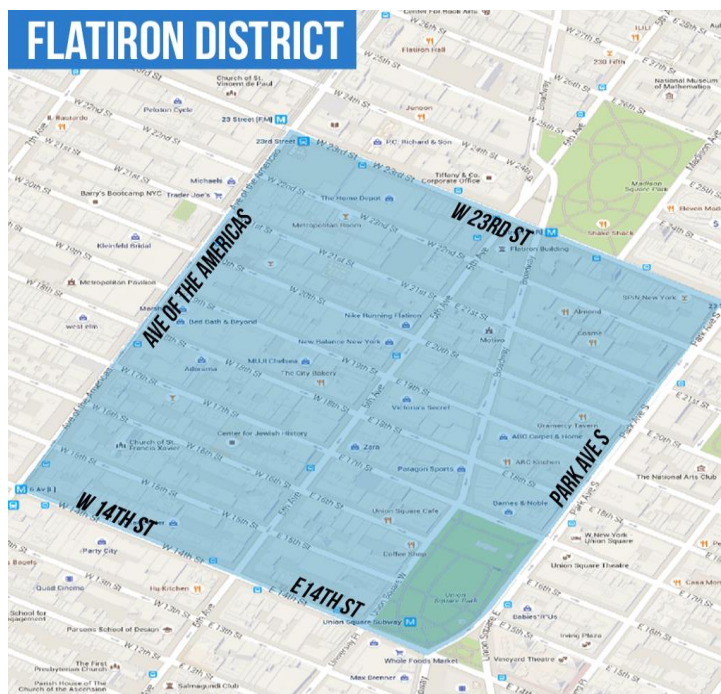
-3% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.1M

-4% YoY

NEIGHBORHOOD BOUNDARIES

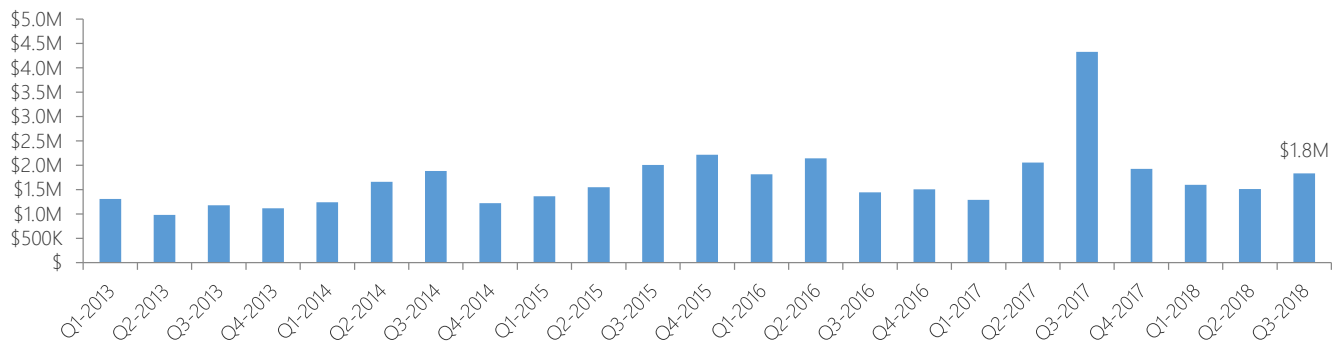


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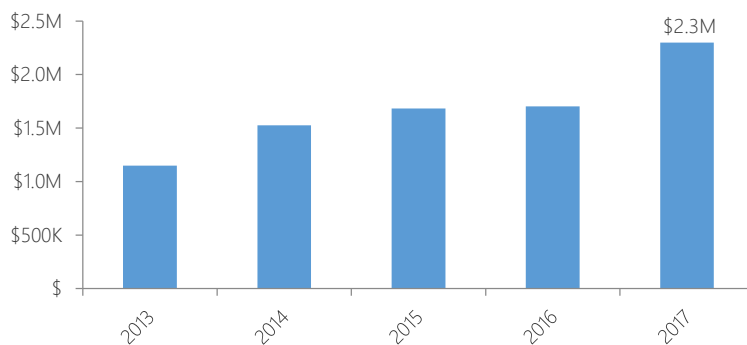


RESIDENTIAL STATS

Median Sale Price by Quarter

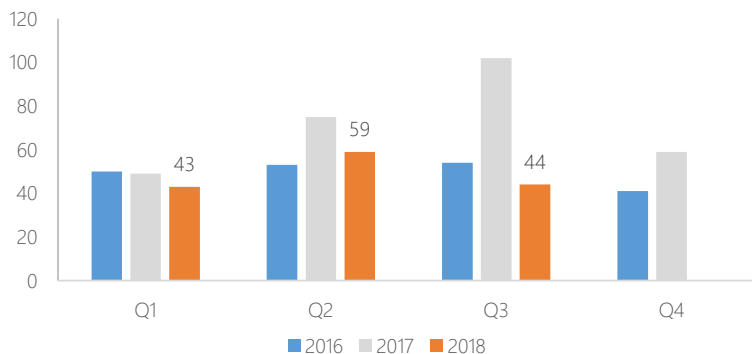


Median Sale Price by Year



Number of Transactions

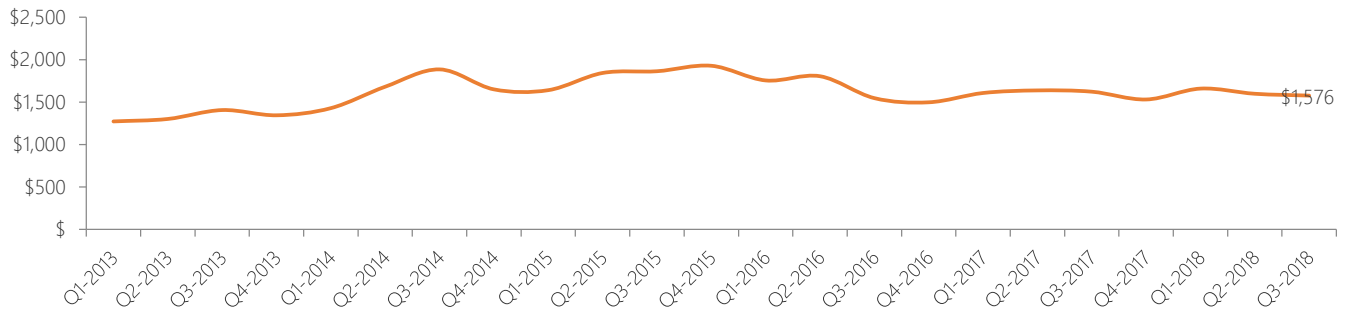
Quarter	2013	2014	2015	2016	2017	2018
Q1	50	55	56	50	49	43
Q2	72	82	68	53	75	59
Q3	88	80	84	54	102	44
Q4	46	50	48	41	59	



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Median Sale Price per Square Foot

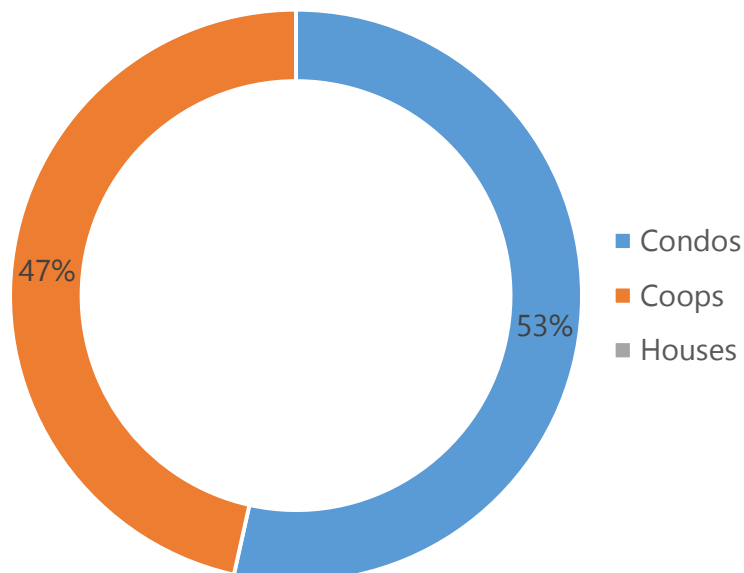


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,850,000	-45%	\$1,834	-7%	23
Coops	\$1,300,000	33%	\$1,333	0%	20
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
45 E 22nd St #55A	1-00851-2173	16-Jul-18	\$15,573,284	Condo	
29 E 22nd St #9NS	1-00851-1802	15-Aug-18	\$6,075,000	Coop	4,000
240 Park Ave S #16PHA	1-00848-1350	20-Sep-18	\$5,850,000	Condo	2,288
8-10 W 19th St #R8	1-00820-1208	23-Jul-18	\$5,800,000	Condo	3,781
35 W 15th St #8C	1-00817-1205	24-Jul-18	\$5,500,000	Condo	2,582
32 W 20th St #5	1-00821-0062	7-Sep-18	\$5,350,000	Coop	4,000
5 E 22nd St #16J	1-00851-1223	31-Jul-18	\$5,325,000	Condo	1,273
14 W 17th St #10FL	1-00818-0059	29-Aug-18	\$5,205,000	Coop	
15 W 20th St #PH	1-00822-1318	29-Aug-18	\$4,800,000	Condo	2,841
23 E 22nd St #14A	1-00851-1916	6-Sep-18	\$4,430,000	Condo	1,328
141 Fifth Ave #12	1-00849-1410	24-Aug-18	\$4,000,000	Condo	1,791
240 Park Ave S #8B	1-00848-1326	6-Jul-18	\$3,850,000	Condo	2,125
15 W 20th St #5B	1-00822-1309	1-Aug-18	\$3,425,000	Condo	2,173
22-26 W 15th St #TWPHC	1-00816-1129	7-Aug-18	\$3,100,000	Condo	1,330
17 E 17th St #NO3	1-00846-1503	16-Aug-18	\$2,600,000	Condo	1,577
260 Park Ave S #9I	1-00849-1280	16-Aug-18	\$2,435,000	Condo	1,328
5 E 22nd St #19C	1-00851-1083	20-Sep-18	\$2,350,000	Condo	1,056
40 W 17th St #8A	1-00818-0073	18-Sep-18	\$2,325,000	Coop	
50 W 15th St #5E	1-00816-1325	19-Jul-18	\$2,200,000	Condo	1,265
889 Broadway #2C	1-00848-0012	17-Jul-18	\$1,897,350	Coop	1,400
49 E 21st St #3B	1-00850-1707	15-Aug-18	\$1,870,000	Condo	1,308
650 Avenue Of The Americas #6L	1-00821-1363	27-Jul-18	\$1,795,000	Condo	1,090
260 Park Ave S #7K	1-00849-1263	12-Jul-18	\$1,625,000	Condo	917
4 W 21st St #8C	1-00822-0045	9-Aug-18	\$1,570,000	Coop	1,245
4 W 21st St #8C	1-00822-0045	9-Aug-18	\$1,570,000	Coop	1,245
4 W 21st St #3D	1-00822-0045	8-Aug-18	\$1,550,000	Coop	1,518
4 W 21st St #4C	1-00822-0045	2-Aug-18	\$1,525,000	Coop	1,245
22-26 W 15th St #11I	1-00816-1096	4-Sep-18	\$1,500,000	Condo	804
16 W 16th St #8RS	1-00817-0029	1-Aug-18	\$1,325,000	Coop	850
22-26 W 15th St #8D	1-00816-1034	28-Sep-18	\$1,325,000	Condo	715
4 W 16th St #2A	1-00817-0057	8-Aug-18	\$1,275,000	Coop	1,400
5 E 22nd St #9A	1-00851-1019	8-Aug-18	\$1,200,000	Condo	668
22-26 W 15th St #14A	1-00816-1011	14-Sep-18	\$1,135,000	Condo	579
7 E 14th St #1217	1-00842-0007	14-Sep-18	\$997,000	Coop	750
10 W 15th St #1815	1-00816-0031	28-Aug-18	\$985,000	Coop	715
10 W 15th St #906	1-00816-0031	9-Aug-18	\$955,000	Coop	750
7 E 14th St #1108	1-00842-0007	18-Sep-18	\$870,000	Coop	625
10 W 15th St #525	1-00816-0031	16-Jul-18	\$851,000	Coop	713
7 E 14th St #21C	1-00842-0007	28-Aug-18	\$795,000	Coop	525
16 W 16th St #1KN	1-00817-0029	31-Jul-18	\$769,000	Coop	550
69 Fifth Ave #11H	1-00842-1002	19-Jul-18	\$677,500	Coop	
30 E 22nd St #5B	1-00850-0057	21-Sep-18	\$390,000	Coop	



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