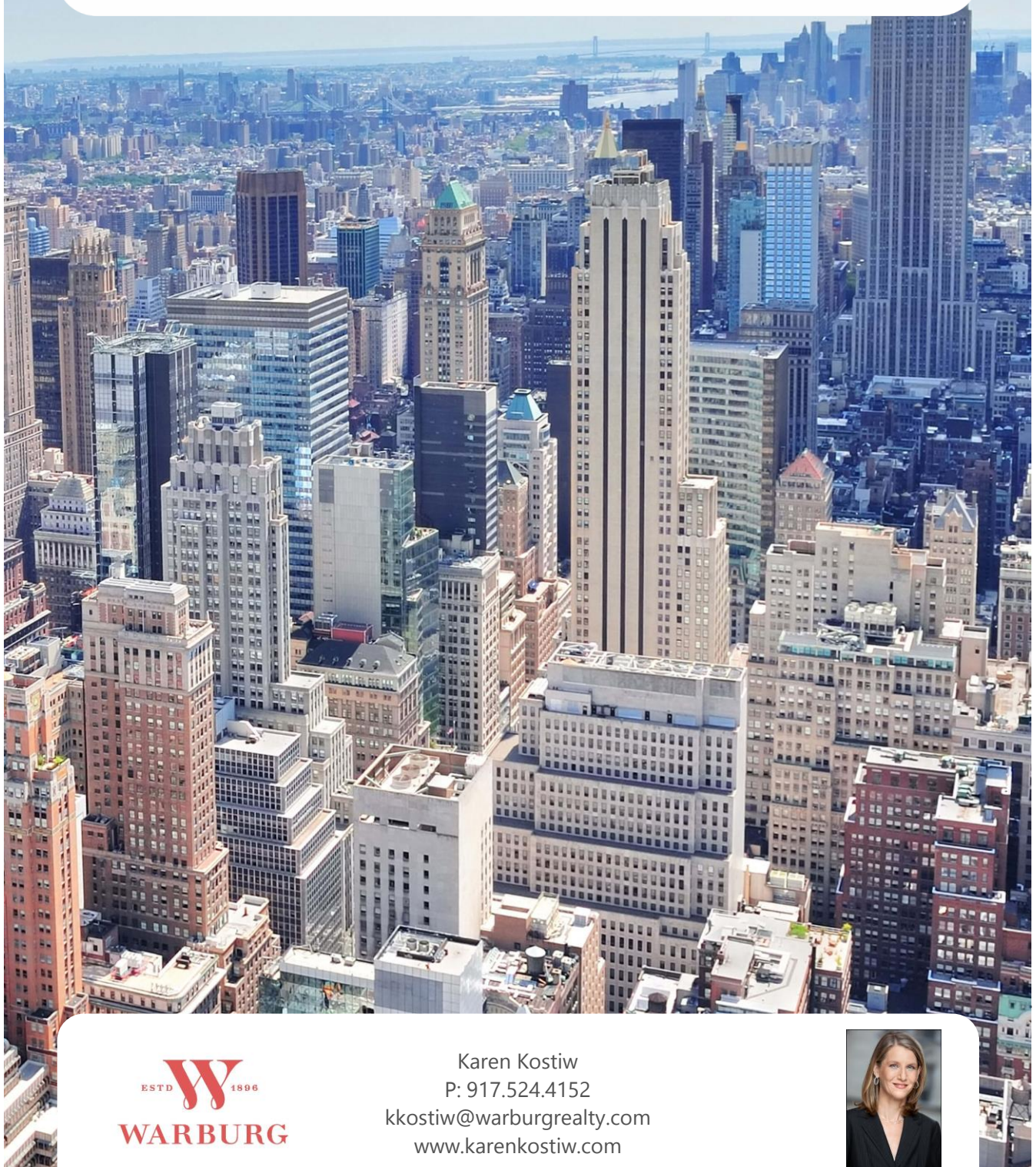


GRAMERCY PARK

A quarterly analysis of residential sales
in Gramercy Park, Manhattan

3rd Quarter 2018



Karen Kostiw
P: 917.524.4152
kkostiw@warburgrealty.com
www.karenkostiw.com



Residential Market Report, 3rd Quarter 2018

Gramercy Park, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$846K

-7% YoY

NO. OF TRANSACTIONS

80

-12% YoY

MEDIAN PRICE/SQ.FT.

\$1,214

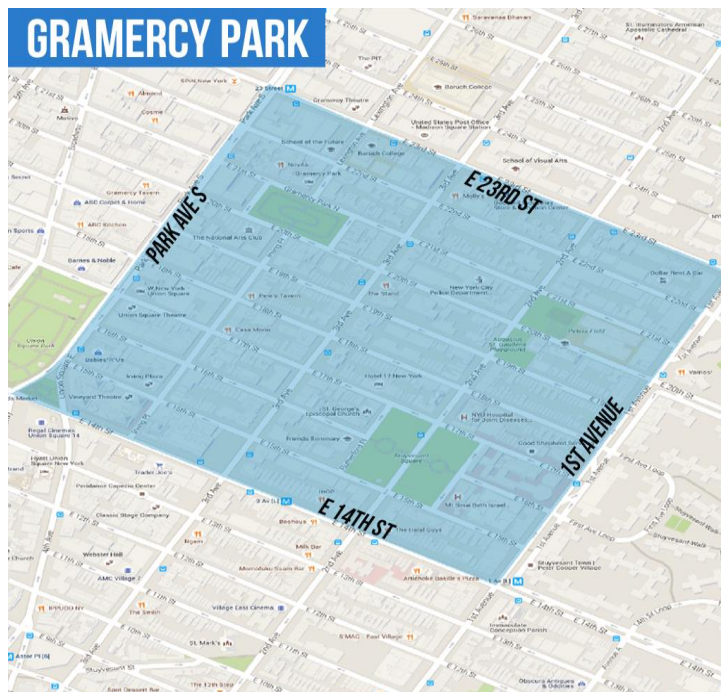
0% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.1M

-4% YoY

NEIGHBORHOOD BOUNDARIES

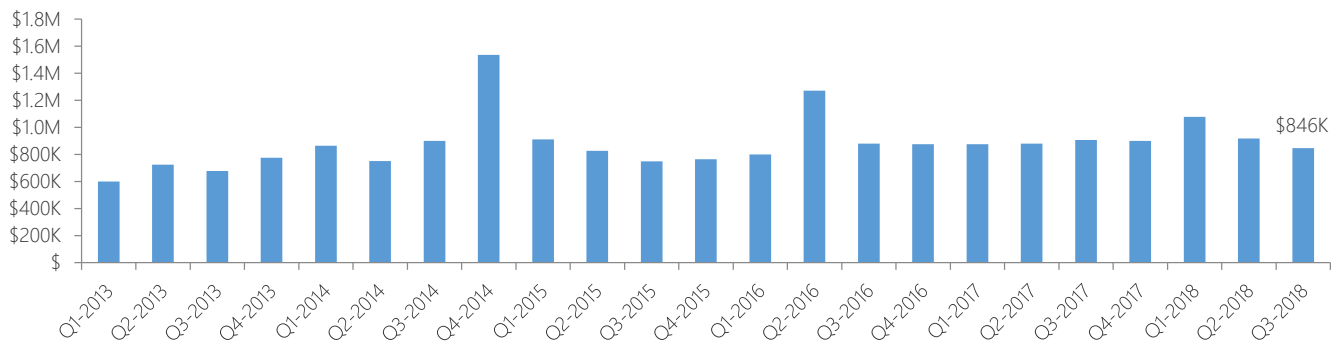


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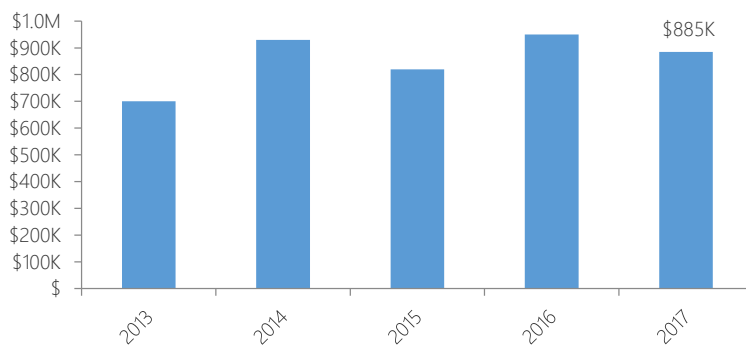


RESIDENTIAL STATS

Median Sale Price by Quarter

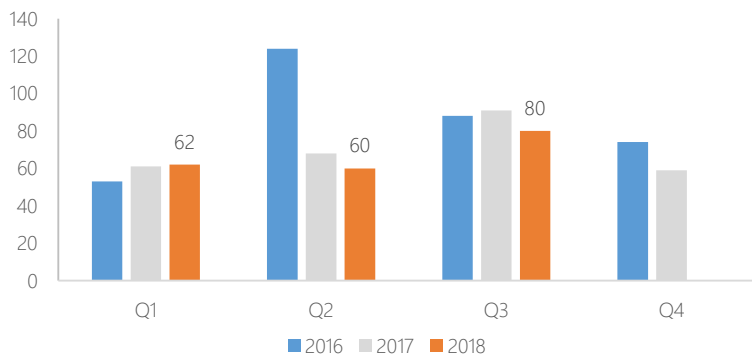


Median Sale Price by Year



Number of Transactions

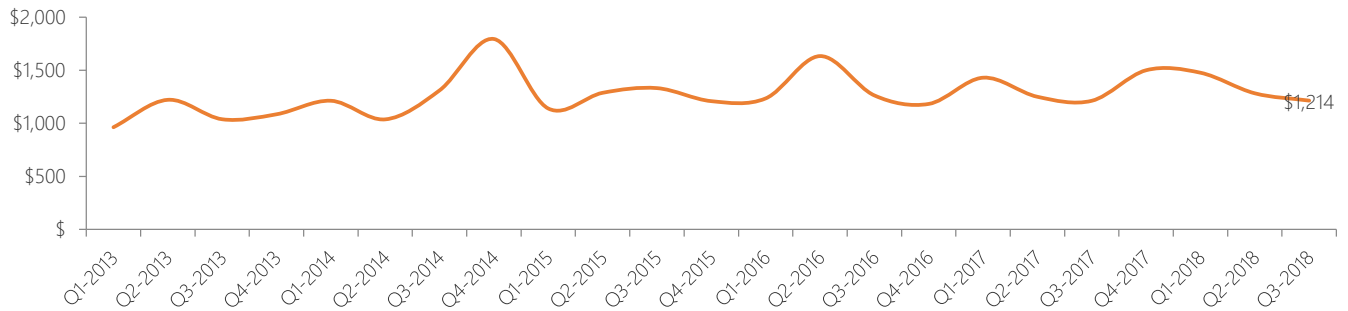
Quarter	2013	2014	2015	2016	2017	2018
Q1	73	91	73	53	61	62
Q2	101	101	98	124	68	60
Q3	114	139	95	88	91	80
Q4	88	126	67	74	59	



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Median Sale Price per Square Foot

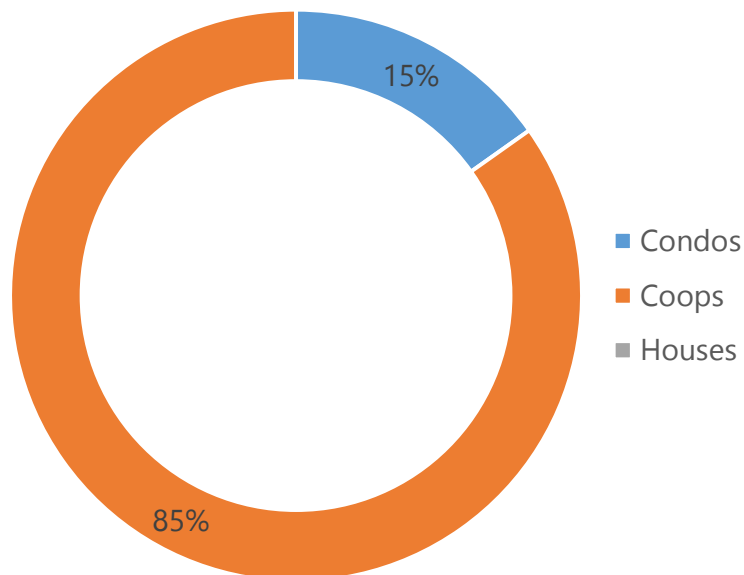


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,685,000	33%	\$1,670	-5%	12
Coops	\$775,500	1%	\$1,163	2%	67
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
50 Gramercy Park N #12A	1-00877-0013	22-Aug-18	\$3,400,000	Coop	1,848
60 Gramercy Park N #16B	1-00877-0009	12-Sep-18	\$3,100,000	Coop	1,600
233 E 17th St #PH2	1-00898-1212	30-Jul-18	\$3,000,000	Condo	1,140
60 Gramercy Park N #6LM	1-00877-0009	7-Sep-18	\$2,750,000	Coop	
305 Second Ave #726	1-00898-1149	25-Jul-18	\$2,125,000	Condo	771
142 E 16th St #20B	1-00871-0044	17-Sep-18	\$2,050,000	Coop	1,370
300 E 23rd St #14A	1-00928-1579	10-Jul-18	\$2,000,000	Condo	1,111
142 E 16th St #6AB	1-00871-0044	13-Aug-18	\$1,925,000	Coop	1,650
1 Irving Pl #U8	1-00870-1339	19-Sep-18	\$1,900,000	Condo	1,330
305 Second Ave #721	1-00898-1144	18-Jul-18	\$1,830,000	Condo	873
60 Gramercy Park N #11M	1-00877-0009	11-Jul-18	\$1,755,000	Coop	
300 E 23rd St #11A	1-00928-1565	12-Jul-18	\$1,750,000	Condo	1,058
355 E 19th St #6	1-00925-1006	3-Aug-18	\$1,620,000	Condo	2,001
305 Second Ave #513	1-00898-1094	21-Sep-18	\$1,560,000	Condo	1,087
201 E 17th St #23G	1-00898-0001	26-Sep-18	\$1,365,000	Coop	920
4 Lexington Ave #1A	1-00877-0074	24-Jul-18	\$1,350,000	Coop	600
145 E 15th St #4DE	1-00871-0039	17-Sep-18	\$1,325,000	Coop	1,150
301 E 22nd St #12F	1-00928-0001	31-Jul-18	\$1,325,000	Coop	
201 E 17th St #19B	1-00898-0001	5-Jul-18	\$1,300,000	Coop	1,000
312 E 23rd St #2B	1-00928-1108	23-Aug-18	\$1,195,000	Coop	1,100
44 Gramercy Park N #5E	1-00877-0030	12-Jul-18	\$1,160,000	Coop	
205 Third Ave #21E	1-00899-0001	9-Jul-18	\$1,150,000	Coop	
1 Irving Pl #V7	1-00870-1539	2-Jul-18	\$1,150,000	Condo	682
44 Gramercy Park N #3F	1-00877-0030	7-Sep-18	\$1,080,000	Coop	755
60 Gramercy Park N #16F	1-00877-0009	18-Jul-18	\$1,015,000	Coop	
340 E 23rd St #8A	1-00928-1276	30-Jul-18	\$995,000	Condo	647
205 Third Ave #4L	1-00899-0001	17-Sep-18	\$995,000	Coop	850
1 Irving Pl #P9	1-00870-1122	26-Sep-18	\$980,000	Condo	534
130 E 18th St #6G	1-00873-0019	13-Sep-18	\$950,000	Coop	650
142 E 16th St #4H	1-00871-0044	13-Sep-18	\$950,000	Coop	900
340 E 23rd St #7K	1-00928-1273	21-Aug-18	\$947,500	Condo	700
32 Gramercy Park S #2G	1-00875-0047	16-Aug-18	\$900,000	Coop	800
134 E 16th St #3	1-00871-0053	7-Aug-18	\$895,000	Coop	650
130 E 18th St #8C	1-00873-0019	9-Aug-18	\$885,000	Coop	
130 E 18th St #9V	1-00873-0019	29-Aug-18	\$880,000	Coop	725
130 E 18th St #8U	1-00873-0019	29-Aug-18	\$880,000	Coop	750
235 E 22nd St #14L	1-00903-1127	13-Sep-18	\$865,000	Coop	975
205 Third Ave #18B	1-00899-0001	16-Aug-18	\$862,500	Coop	850
301 E 22nd St #6E	1-00928-0001	7-Aug-18	\$830,000	Coop	
102 E 22nd St #3G	1-00877-0084	25-Sep-18	\$800,000	Coop	
7 Lexington Ave #7F	1-00877-0067	16-Jul-18	\$798,000	Coop	550
201 E 21st St #15D	1-00902-0001	14-Aug-18	\$786,250	Coop	
7 Lexington Ave #6H	1-00877-0067	16-Aug-18	\$785,000	Coop	600
130 E 18th St #14G	1-00873-0019	18-Jul-18	\$776,000	Coop	
201 E 17th St #30F	1-00898-0001	20-Sep-18	\$775,000	Coop	
210 E 15th St #6N	1-00896-0039	25-Sep-18	\$775,000	Coop	
201 E 17th St #2E	1-00898-0001	28-Sep-18	\$765,000	Coop	650
81 Irving Pl #11A	1-00875-0019	19-Jul-18	\$750,000	Coop	
210 E 15th St #10G	1-00896-0039	27-Sep-18	\$750,000	Coop	
205 Third Ave #4U	1-00899-0001	9-Aug-18	\$747,500	Coop	



Karen Kostiw
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www.karenkostiw.com



Address	BBL	Sale date	Sale price	Property type	Sqft
205 Third Ave #12D	1-00899-0001	14-Aug-18	\$715,000	Coop	
235 E 22nd St #14S	1-00903-1127	10-Jul-18	\$711,000	Coop	700
133 E 15th St #3A	1-00871-0030	10-Jul-18	\$669,888	Coop	
235 E 22nd St #2P	1-00903-1127	9-Aug-18	\$660,000	Coop	700
142 E 16th St #16B	1-00871-0044	18-Sep-18	\$652,500	Coop	600
201 E 21st St #6H	1-00902-0001	28-Aug-18	\$615,000	Coop	550
301 E 22nd St #9U	1-00928-0001	10-Aug-18	\$610,000	Coop	
333 E 14th St #14M	1-00921-0019	17-Jul-18	\$605,000	Coop	
201 E 21st St #6L	1-00902-0001	29-Aug-18	\$595,000	Coop	609
201 E 21st St #9K	1-00902-0001	25-Sep-18	\$595,000	Coop	600
230 E 15th St #7P	1-00896-0032	20-Aug-18	\$595,000	Coop	
235 E 22nd St #RES1	1-00903-1127	30-Aug-18	\$500,000	Coop	
200 E 16th St #2G	1-00897-0035	28-Sep-18	\$495,000	Coop	525
229 E 14th St #5E	1-00896-0014	20-Aug-18	\$481,500	Coop	
200 E 16th St #1E	1-00897-0035	8-Aug-18	\$475,000	Coop	
323 E 21st St #M4	1-00927-0015	9-Aug-18	\$465,000	Coop	600
210 E 15th St #5J	1-00896-0039	23-Jul-18	\$462,500	Coop	
323 E 21st St #2D	1-00927-0015	19-Jul-18	\$460,000	Coop	600
235 E 22nd St #RES1	1-00903-1127	5-Sep-18	\$457,500	Coop	
211 E 18th St #2D	1-00899-0008	2-Jul-18	\$445,000	Coop	450
235 E 22nd St #14V	1-00903-1127	3-Aug-18	\$442,000	Coop	400
210 E 15th St #11P	1-00896-0039	18-Jul-18	\$440,000	Coop	
317 E 18th St #1D	1-00924-0013	24-Aug-18	\$349,000	Coop	300
301 E 22nd St #16B	1-00928-0001	20-Aug-18	\$319,000	Coop	
210 E 21st St #5B	1-00901-0052	16-Jul-18	\$310,000	Coop	255
32 Gramercy Park S #6E	1-00875-0047	18-Jul-18	\$175,000	Coop	



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