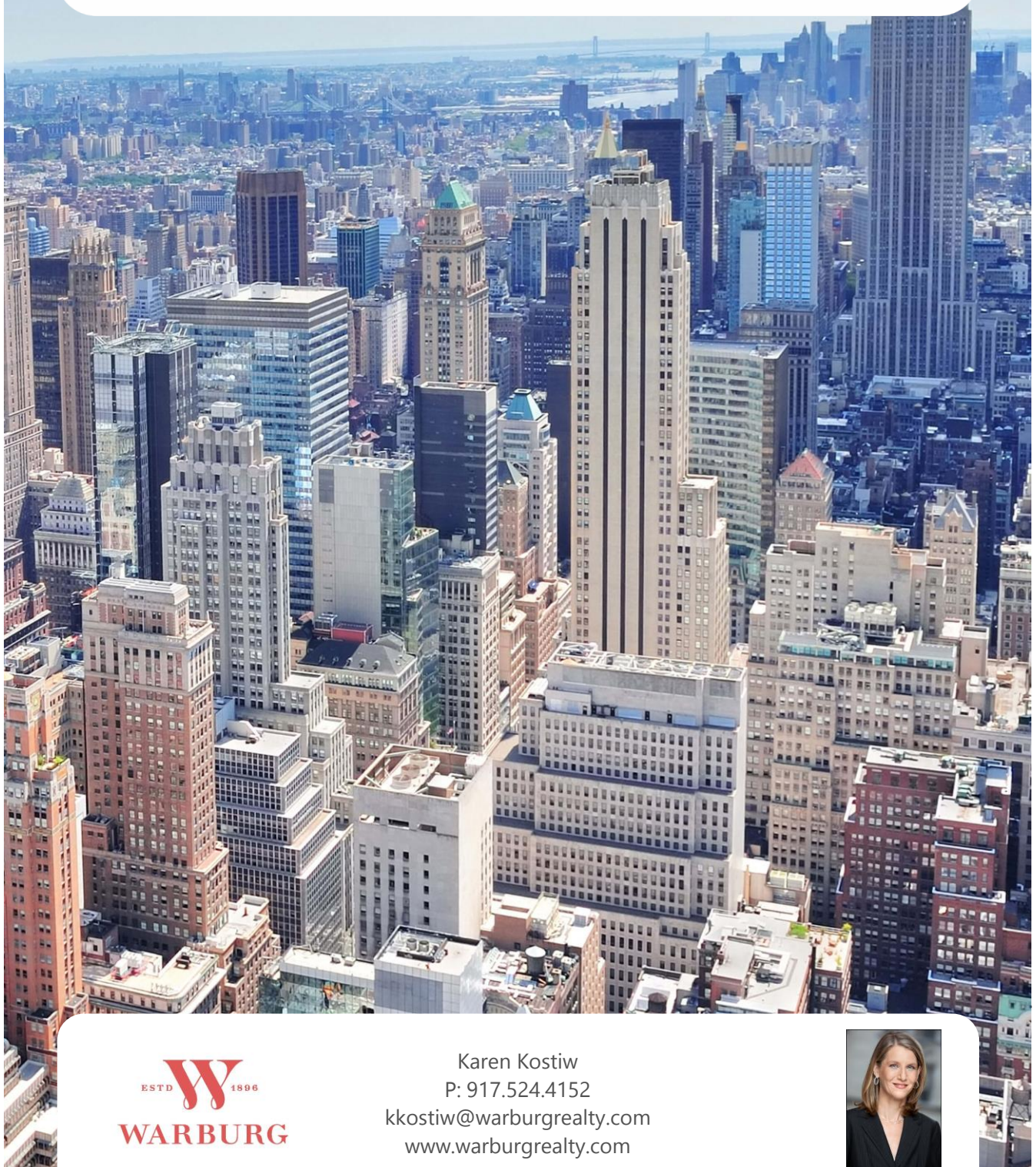


MIDTOWN MANHATTAN

A quarterly analysis of residential sales
in Midtown Manhattan, Manhattan

3rd Quarter 2018



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Residential Market Report, 3rd Quarter 2018

Midtown Manhattan, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$970K

-8% YoY

NO. OF TRANSACTIONS

939

-15% YoY

MEDIAN PRICE/SQ.FT.

\$1,290

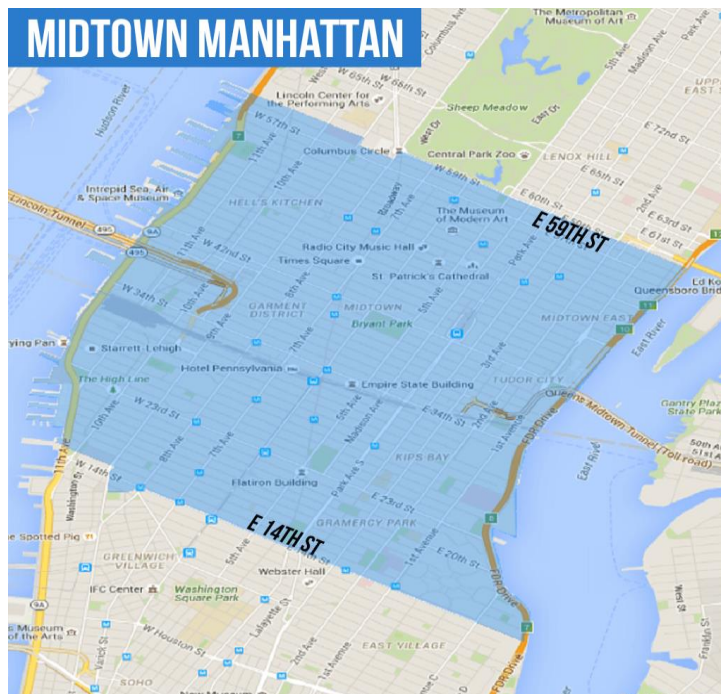
-6% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.1M

-4% YoY

NEIGHBORHOOD BOUNDARIES

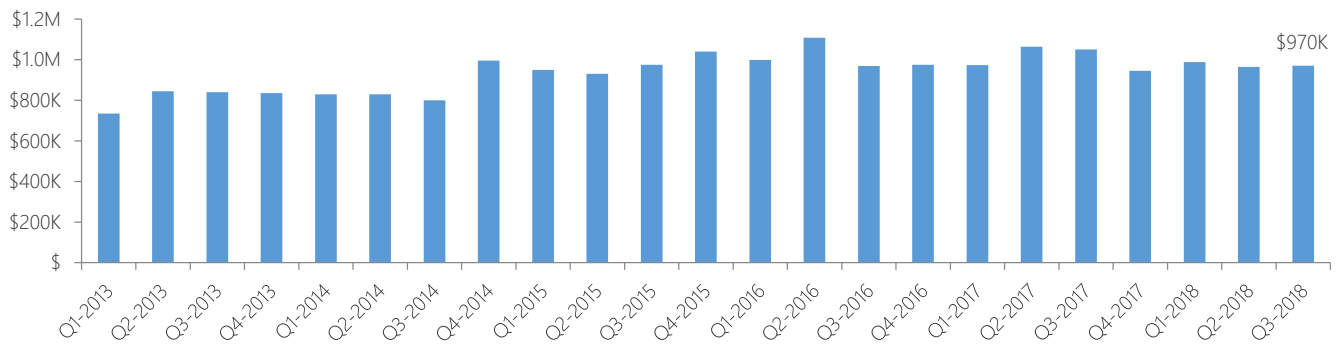


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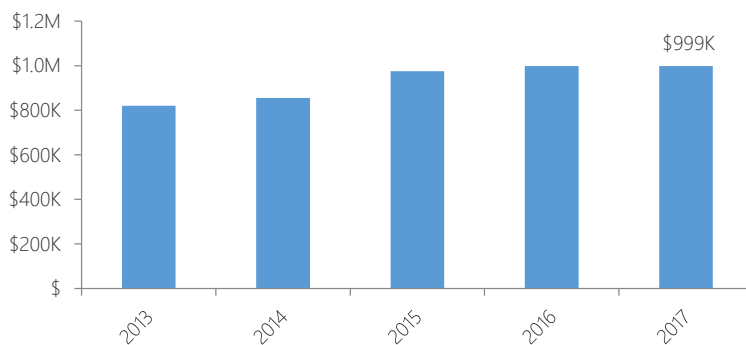


RESIDENTIAL STATS

Median Sale Price by Quarter

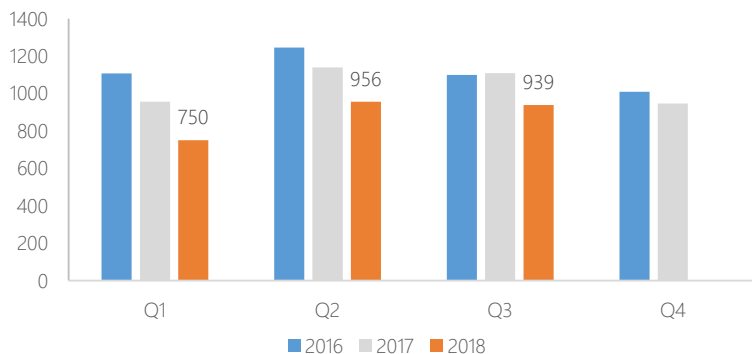


Median Sale Price by Year



Number of Transactions

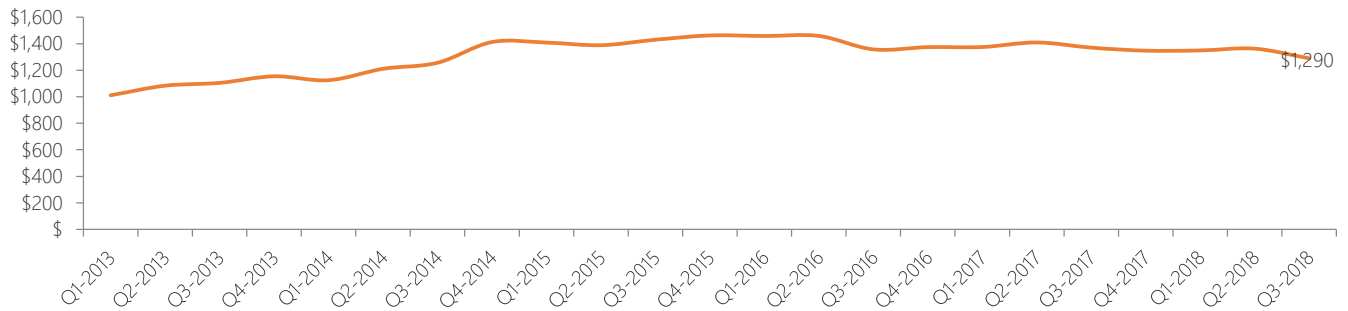
Quarter	2013	2014	2015	2016	2017	2018
Q1	861	1012	1013	1107	956	750
Q2	1354	1254	1311	1245	1139	956
Q3	1519	1334	1341	1099	1109	939
Q4	1198	1128	1164	1010	947	



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Median Sale Price per Square Foot

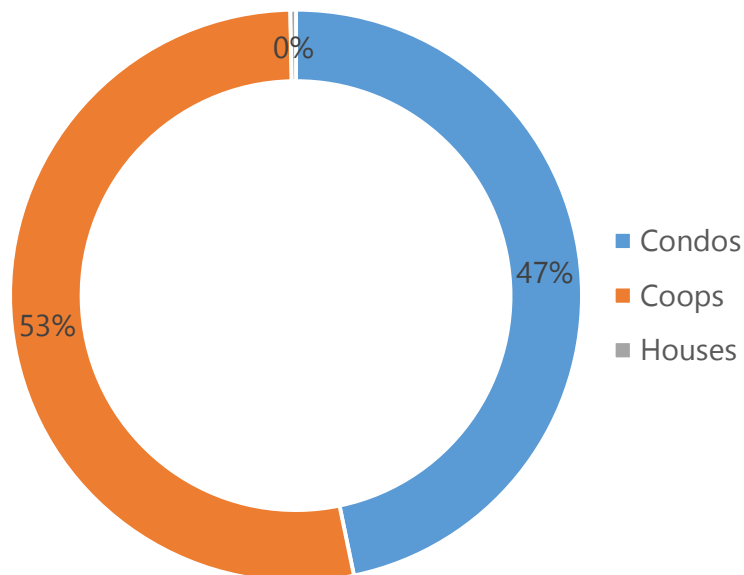


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,400,000	-20%	\$1,464	-8%	439
Coops	\$747,500	6%	\$1,017	0%	497
Houses	\$7,500,000	77%	\$2,441	50%	3

Number of Sales by Building Type



TOP 100 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
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
45 E 22nd St #55A	1-00851-2173	16-Jul-18	\$15,573,284	Condo	
641 Fifth Ave #PH1	1-01287-1225	22-Aug-18	\$15,150,000	Condo	4,170
4 Sutton Sq	1-01372-0037	24-Sep-18	\$12,000,000	House	3,825
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
157 W 57th St #39B	1-01010-1609	7-Sep-18	\$9,200,000	Condo	2,145
310 E 53rd St #23B	1-01345-1065	17-Jul-18	\$8,112,500	Condo	1,749
641 Fifth Ave #42E	1-01287-1165	27-Sep-18	\$8,000,000	Condo	1,793
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	
332 W 20th St	1-00743-0063	8-Aug-18	\$7,500,000	House	3,072
151 E 58th St #39A	1-01313-1044	31-Aug-18	\$7,200,000	Condo	1,975
157 W 57th St #40F	1-01010-1619	20-Jul-18	\$7,200,000	Condo	2,289
236 W 26th St #9E	1-00775-0060	10-Aug-18	\$7,075,000	Coop	
13 Sutton Pl	1-01372-0032	20-Sep-18	\$6,510,000	House	3,920
29 E 22nd St #9NS	1-00851-1802	15-Aug-18	\$6,075,000	Coop	4,000
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
310 E 53rd St #6C	1-01345-1016	11-Jul-18	\$5,855,000	Condo	2,643
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
522 W 29th St #9C	1-00700-1029	19-Jul-18	\$5,600,000	Condo	
252 Seventh Ave #PHI	1-00774-1356	7-Sep-18	\$5,600,000	Condo	2,267
500 W 21st St #7C	1-00692-1129	19-Jul-18	\$5,550,000	Condo	
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	
117 E 57th St #34B	1-01312-1117	21-Sep-18	\$5,150,000	Condo	3,075
117 E 57th St #34A	1-01312-1117	21-Sep-18	\$5,150,000	Condo	3,075
655 Avenue Of The Americas #5B	1-00796-1337	31-Jul-18	\$5,100,000	Condo	2,989
398 Park Ave S #29B	1-00857-1240	20-Aug-18	\$5,000,000	Condo	2,305
398 Park Ave S #25C	1-00857-1218	26-Jul-18	\$4,984,990	Condo	2,665
15 W 20th St #PH	1-00822-1318	29-Aug-18	\$4,800,000	Condo	2,841
171 W 57th St #4B	1-01010-1310	16-Aug-18	\$4,695,000	Condo	2,744
146 W 57th St #63T	1-01009-1135	20-Jul-18	\$4,687,875	Condo	2,584
132 W 22nd St #7	1-00797-1206	16-Aug-18	\$4,610,000	Condo	2,875
23 E 22nd St #14A	1-00851-1916	6-Sep-18	\$4,430,000	Condo	1,328
409 W 53rd St #TH409	1-01063-1103	17-Aug-18	\$4,310,000	Condo	2,747
959 First Ave #26A	1-01345-1210	31-Aug-18	\$4,307,187	Condo	
322 W 57th St #56B	1-01047-2583	13-Sep-18	\$4,300,000	Condo	582
435 E 52nd St #13D	1-01364-0022	7-Sep-18	\$4,300,000	Coop	
655 Avenue Of The Americas #5H	1-00796-1332	13-Jul-18	\$4,220,000	Condo	2,168
655 Avenue Of The Americas #5H	1-00796-1332	13-Jul-18	\$4,220,000	Condo	2,168
655 Avenue Of The Americas #2J	1-00796-1310	16-Jul-18	\$4,100,000	Condo	2,168



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Address	BBL	Sale date	Sale price	Property type	Sqft
20 W 53rd St #24C	1-01268-1221	28-Aug-18	\$4,100,000	Condo	1,464
141 Fifth Ave #12	1-00849-1410	24-Aug-18	\$4,000,000	Condo	1,791
400 Fifth Ave #39F	1-00838-1066	27-Aug-18	\$3,995,000	Condo	2,588
641 Fifth Ave #30G	1-01287-1071	10-Aug-18	\$3,980,000	Condo	1,934
322 W 57th St #47U	1-01047-2473	26-Jul-18	\$3,935,000	Condo	1,599
240 Park Ave S #8B	1-00848-1326	6-Jul-18	\$3,850,000	Condo	2,125
16 W 40th St #17A	1-00841-1009	22-Aug-18	\$3,730,000	Condo	
60 Sutton Pl S #11CDN	1-01365-0020	2-Jul-18	\$3,700,000	Coop	
100 Eleventh Ave #9A	1-00691-1027	26-Sep-18	\$3,685,000	Condo	1,950
425 E 58th St #34A	1-01370-0015	29-Aug-18	\$3,675,000	Coop	2,400
209 W 14th St #10A	1-00764-1321	20-Aug-18	\$3,660,138	Condo	
50-825 United Nations Plz #15A	1-01339-1138	13-Jul-18	\$3,584,894	Condo	1,636
172 Madison Ave #23A	1-00863-1158	27-Sep-18	\$3,579,149	Condo	1,458
16 W 40th St #23C	1-00841-1035	29-Aug-18	\$3,565,000	Condo	
209 W 14th St #10B	1-00764-1322	21-Aug-18	\$3,540,000	Condo	
455 W 22nd St #1A	1-00720-1201	3-Aug-18	\$3,525,000	Condo	1,662
209 W 14th St #8A	1-00764-1317	20-Aug-18	\$3,505,600	Condo	
209 W 14th St #9B	1-00764-1320	26-Sep-18	\$3,500,000	Condo	
209 W 14th St #8B	1-00764-1318	28-Aug-18	\$3,460,918	Condo	
261 W 25th St #6D	1-00775-1228	27-Aug-18	\$3,455,000	Condo	1,850
15 W 20th St #5B	1-00822-1309	1-Aug-18	\$3,425,000	Condo	2,173
50 Gramercy Park N #12A	1-00877-0013	22-Aug-18	\$3,400,000	Coop	1,848
110 W 25th St #4FL	1-00800-1104	30-Aug-18	\$3,400,000	Condo	2,382
209 W 14th St #9A	1-00764-1319	16-Aug-18	\$3,400,000	Condo	
16 W 40th St #22C	1-00841-1031	12-Sep-18	\$3,386,000	Condo	
200 Central Park S #21E	1-01030-0029	15-Jul-18	\$3,300,000	Coop	
322 W 57th St #43M	1-01047-2422	30-Aug-18	\$3,300,000	Condo	1,355
157 W 57th St #35D	1-01010-1716	18-Sep-18	\$3,201,133	Condo	
250 E 53rd St #904	1-01326-1043	2-Jul-18	\$3,175,000	Condo	1,937
250 E 54th St #40PH2	1-01327-1277	8-Aug-18	\$3,150,000	Condo	2,283
11 W 30th St #11F	1-00832-0032	30-Jul-18	\$3,150,000	Coop	3,781
124 W 23rd St #11B	1-00798-1725	27-Aug-18	\$3,125,000	Condo	1,530
130 W 19th St #10C	1-00794-1051	29-Aug-18	\$3,120,000	Condo	1,411
305 E 51st St #RU20B	1-01344-1293	28-Sep-18	\$3,115,000	Condo	1,518
60 Gramercy Park N #16B	1-00877-0009	12-Sep-18	\$3,100,000	Coop	1,600
22-26 W 15th St #TWPHC	1-00816-1129	7-Aug-18	\$3,100,000	Condo	1,330
425 W 50th St #PHC	1-01060-1161	12-Jul-18	\$3,042,476	Condo	1,551
126-130 W 22nd St #6N	1-00797-1110	24-Jul-18	\$3,000,000	Condo	2,200
233 E 17th St #PH2	1-00898-1212	30-Jul-18	\$3,000,000	Condo	1,140
88 Lexington Ave #406	1-00882-1216	2-Jul-18	\$2,973,061	Condo	
245 W 14th St #8A	1-00764-1223	17-Sep-18	\$2,950,000	Condo	
117 E 57th St #43CD	1-01312-1191	8-Aug-18	\$2,929,020	Condo	1,758
322 W 57th St #36P	1-01047-2331	18-Sep-18	\$2,900,000	Condo	1,433
101 W 24th St #26B	1-00800-1360	16-Jul-18	\$2,900,000	Condo	1,242
136-138 W 24th St #4R	1-00799-0060	6-Sep-18	\$2,876,000	Coop	2,300
252 Seventh Ave #11H	1-00774-1221	9-Jul-18	\$2,850,000	Condo	1,602
31-33 E 28th St #8E	1-00858-1014	25-Jul-18	\$2,825,000	Condo	1,998
151 W 21st St #1A	1-00797-1801	26-Jul-18	\$2,820,000	Condo	1,244
172 Madison Ave #21B	1-00863-1153	15-Aug-18	\$2,800,000	Condo	1,488
425 Fifth Ave #49B	1-00868-1635	16-Aug-18	\$2,800,000	Condo	1,581



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