

SUTTON PLACE

A quarterly analysis of residential sales
in Sutton Place, Manhattan

3rd Quarter 2018



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



Residential Market Report, 3rd Quarter 2018

Sutton Place, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.04M

-10% YoY

NO. OF TRANSACTIONS

80

3% YoY

MEDIAN PRICE/SQ.FT.

\$977

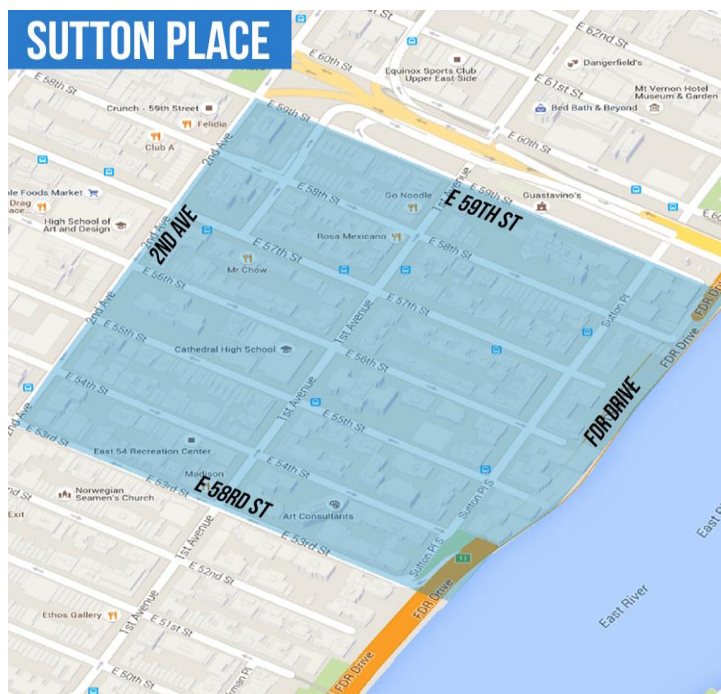
7% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.1M

-4% YoY

NEIGHBORHOOD BOUNDARIES

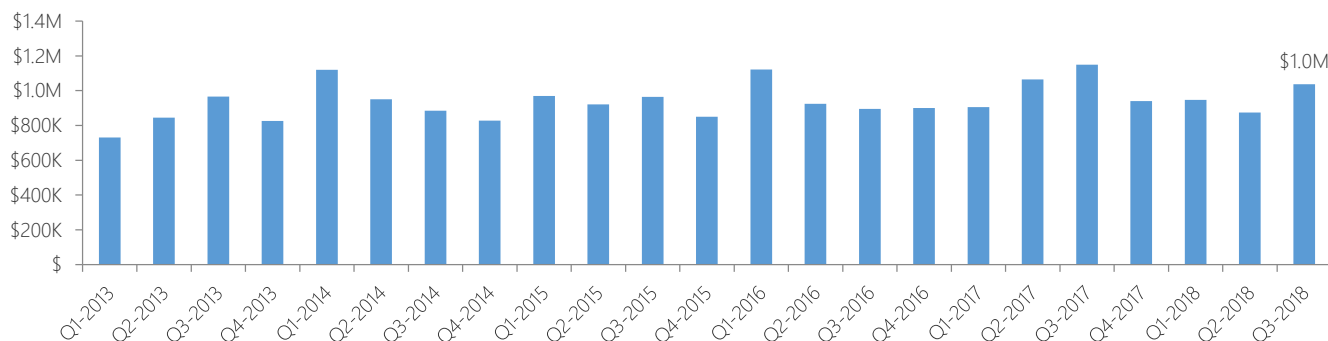


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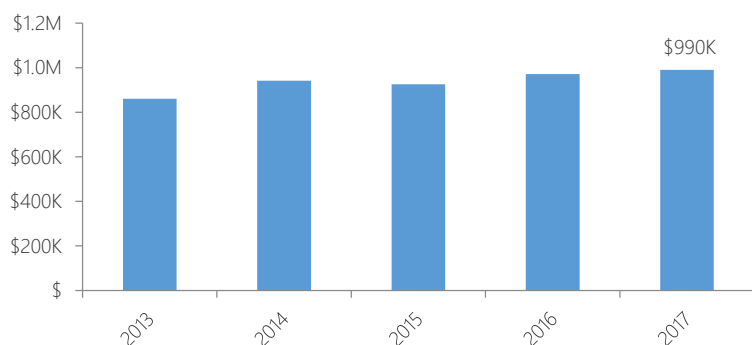


RESIDENTIAL STATS

Median Sale Price by Quarter

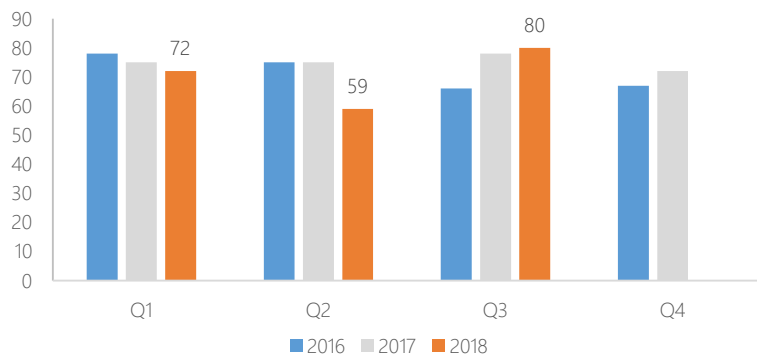


Median Sale Price by Year



Number of Transactions

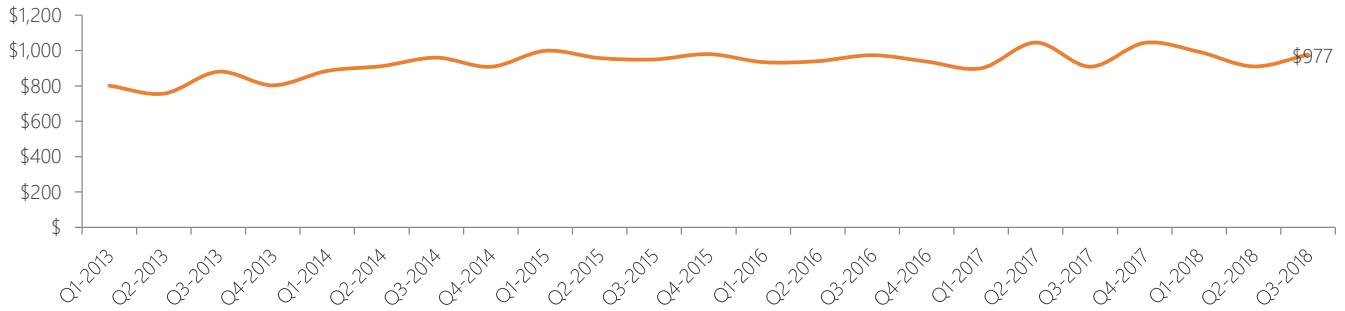
Quarter	2013	2014	2015	2016	2017	2018
Q1	80	89	72	78	75	72
Q2	97	89	84	75	75	59
Q3	122	103	76	66	78	80
Q4	84	80	71	67	72	



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Median Sale Price per Square Foot

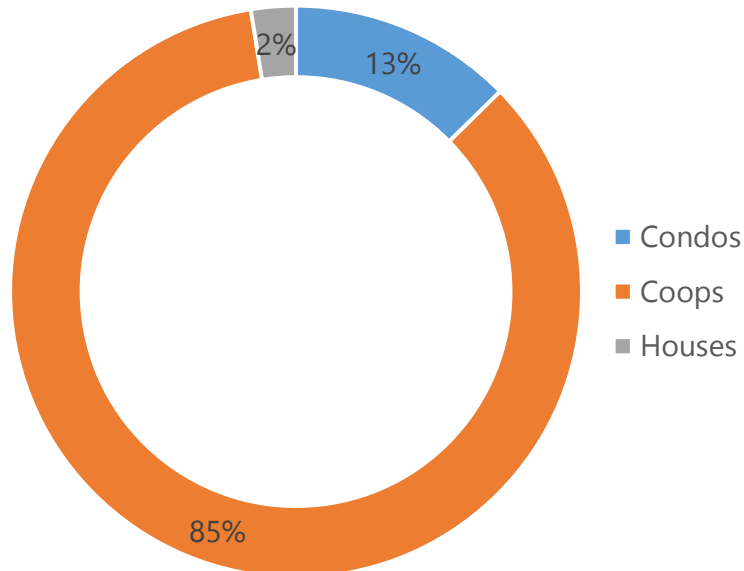


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,033,524	-16%	\$1,263	-1%	10
Coops	\$1,015,000	-12%	\$941	14%	67
Houses	\$9,255,000	-	\$2,399	-	2

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
4 Sutton Sq	1-01372-0037	24-Sep-18	\$12,000,000	House	3,825
13 Sutton Pl	1-01372-0032	20-Sep-18	\$6,510,000	House	3,920
60 Sutton Pl S #11CDN	1-01365-0020	2-Jul-18	\$3,700,000	Coop	
425 E 58th St #34A	1-01370-0015	29-Aug-18	\$3,675,000	Coop	2,400
425 E 58th St #9E	1-01370-0015	12-Jul-18	\$2,695,000	Coop	2,800
50 Sutton Pl S #10A	1-01366-0025	5-Sep-18	\$2,350,000	Coop	
415-423 E 54th St #18M	1-01366-1068	21-Sep-18	\$2,250,000	Condo	2,244
425 E 58th St #11C	1-01370-0015	9-Aug-18	\$2,045,000	Coop	1,800
50 Sutton Pl S #10G	1-01366-0025	17-Aug-18	\$2,005,000	Coop	2,100
300 E 54th St #18DE	1-01346-0049	9-Jul-18	\$2,000,000	Coop	
400 E 59th St #3DE	1-01370-0046	19-Jul-18	\$1,975,000	Coop	
60 Sutton Pl S #6CS	1-01365-0020	29-Aug-18	\$1,930,000	Coop	
300 E 55th St #8D	1-01347-1041	19-Jul-18	\$1,775,000	Condo	1,322
444 E 57th St #3C	1-01368-1007	31-Jul-18	\$1,650,000	Condo	1,240
350 E 57th St #6A	1-01349-0032	25-Jul-18	\$1,650,000	Coop	2,000
424 E 57th St #5BFE	1-01368-0039	7-Aug-18	\$1,600,000	Coop	1,650
25 Sutton Pl S #12P	1-01371-0038	2-Aug-18	\$1,587,500	Coop	1,500
418 E 59th St #11B	1-01370-0038	4-Sep-18	\$1,575,000	Coop	1,800
45 Sutton Pl S #16I	1-01371-0014	2-Aug-18	\$1,575,000	Coop	1,600
411 E 57th St #18A	1-01369-0002	10-Jul-18	\$1,540,500	Coop	1,300
45 Sutton Pl S #4E	1-01371-0014	5-Sep-18	\$1,500,000	Coop	
300 E 59th St #1606	1-01351-0001	10-Jul-18	\$1,475,000	Coop	1,300
300 E 54th St #10H	1-01346-0049	10-Jul-18	\$1,410,000	Coop	1,075
14 Sutton Pl S #1F	1-01368-0024	16-Jul-18	\$1,381,050	Coop	1,200
20 Sutton Pl S #P5	1-01367-0026	25-Jul-18	\$1,375,000	Coop	
447 E 57th St #6W	1-01369-0016	17-Jul-18	\$1,350,000	Coop	
300 E 59th St #1406	1-01351-0001	13-Sep-18	\$1,345,500	Coop	1,200
20 Sutton Pl S #20C	1-01367-0026	26-Jul-18	\$1,325,000	Coop	1,100
20 Sutton Pl S #9B	1-01367-0026	10-Jul-18	\$1,300,000	Coop	1,100
300 E 54th St #11H	1-01346-0049	12-Jul-18	\$1,225,000	Coop	950
400 E 56th St #6G	1-01367-0001	18-Sep-18	\$1,225,000	Coop	1,200
300 E 54th St #34D	1-01346-0049	11-Jul-18	\$1,188,000	Coop	
300 E 59th St #1801	1-01351-0001	21-Sep-18	\$1,175,000	Coop	
25 Sutton Pl S #2E	1-01371-0038	6-Aug-18	\$1,150,000	Coop	
320 E 54th St #9D	1-01346-1068	30-Aug-18	\$1,117,000	Condo	816
45 Sutton Pl S #19C	1-01371-0014	27-Aug-18	\$1,100,000	Coop	1,100
400 E 54th St #16D	1-01365-1411	13-Jul-18	\$1,089,528	Condo	622
303 E 57th St #45E	1-01350-0001	16-Jul-18	\$1,040,000	Coop	1,800
345 E 57th St #7D	1-01350-0020	30-Aug-18	\$1,035,000	Coop	1,100
303 E 57th St #30A	1-01350-0001	28-Aug-18	\$995,000	Coop	
400 E 54th St #21G	1-01365-1454	19-Jul-18	\$977,520	Condo	555
400 E 56th St #14O	1-01367-0001	19-Jul-18	\$960,000	Coop	917
25 Sutton Pl S #10A	1-01371-0038	17-Jul-18	\$950,000	Coop	1,100
25 Sutton Pl S #12R	1-01371-0038	2-Aug-18	\$930,000	Coop	1,038
400 E 56th St #5O	1-01367-0001	20-Sep-18	\$924,500	Coop	919
25 Sutton Pl S #1A	1-01371-0038	15-Aug-18	\$875,000	Coop	1,200
60 Sutton Pl S #12NN	1-01365-0020	16-Jul-18	\$869,000	Coop	900
400 E 56th St #10J	1-01367-0001	29-Aug-18	\$860,000	Coop	927
420 E 55th St #8O	1-01366-0016	20-Aug-18	\$844,385	Coop	
433 E 56th St #6B	1-01368-0013	14-Sep-18	\$799,000	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
333 E 55th St #11F	1-01348-0016	10-Jul-18	\$790,000	Coop	
25 Sutton Pl S #11A	1-01371-0038	16-Aug-18	\$775,000	Coop	
20 Sutton Pl S #1C	1-01367-0026	11-Jul-18	\$757,500	Coop	900
400 E 56th St #6J	1-01367-0001	17-Sep-18	\$729,000	Coop	
300 E 59th St #2804	1-01351-0001	5-Jul-18	\$700,000	Coop	
333 E 53rd St #3F	1-01346-0014	11-Sep-18	\$693,000	Coop	
303 E 57th St #9B	1-01350-0001	20-Sep-18	\$672,500	Coop	
333 E 55th St #8G	1-01348-0016	31-Jul-18	\$662,500	Coop	800
420 E 58th St #2C	1-01369-1004	24-Jul-18	\$655,000	Condo	548
339 E 58th St #1A	1-01351-0017	7-Aug-18	\$655,000	Coop	1,000
303 E 57th St #9D	1-01350-0001	26-Jul-18	\$650,000	Coop	1,400
400 E 59th St #10A	1-01370-0046	29-Aug-18	\$645,000	Coop	750
420 E 58th St #3C	1-01369-1007	10-Jul-18	\$640,000	Condo	548
411 E 53rd St #4J	1-01365-1038	22-Aug-18	\$640,000	Condo	542
320 E 57th St #8D	1-01349-0044	24-Aug-18	\$625,000	Coop	700
303 E 57th St #16J	1-01350-0001	28-Aug-18	\$605,000	Coop	1,300
345 E 54th St #5G	1-01347-0018	27-Jul-18	\$600,555	Coop	700
420 E 55th St #4A	1-01366-0016	8-Aug-18	\$590,000	Coop	790
345 E 54th St #3G	1-01347-0018	26-Jul-18	\$575,000	Coop	750
345 E 54th St #4H	1-01347-0018	27-Aug-18	\$555,000	Coop	759
400 E 56th St #30A	1-01367-0001	28-Sep-18	\$550,000	Coop	584
303 E 57th St #7B	1-01350-0001	24-Jul-18	\$525,000	Coop	1,200
351 E 57th St #11C	1-01350-1017	28-Sep-18	\$495,000	Coop	650
303 E 57th St #10B	1-01350-0001	26-Jul-18	\$490,000	Coop	
40 Sutton Pl #2G	1-01370-1008	6-Aug-18	\$470,000	Condo	508
333 E 55th St #14G	1-01348-0016	12-Jul-18	\$425,000	Coop	



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