

CENTRAL MIDTOWN

A quarterly analysis of residential sales
in Central Midtown, Manhattan

4th Quarter 2018

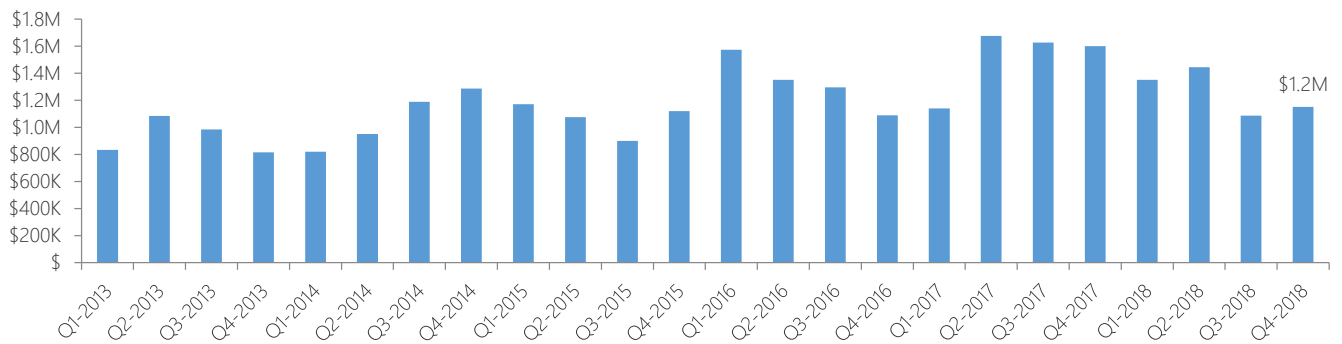


Karen Kostiw
P: 917.524.4152
kkostiw@warburgrealty.com
www.karenkostiw.com

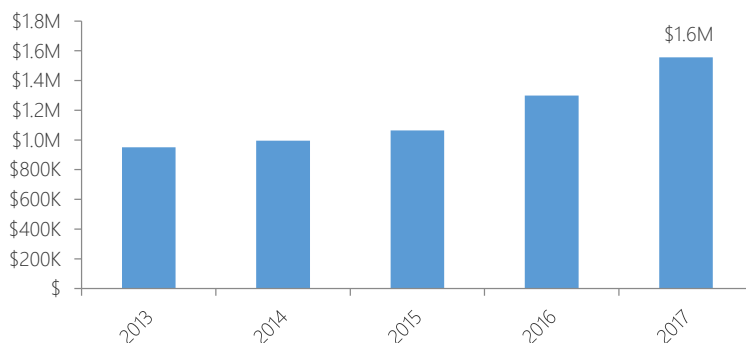


RESIDENTIAL STATS

Median Sale Price by Quarter

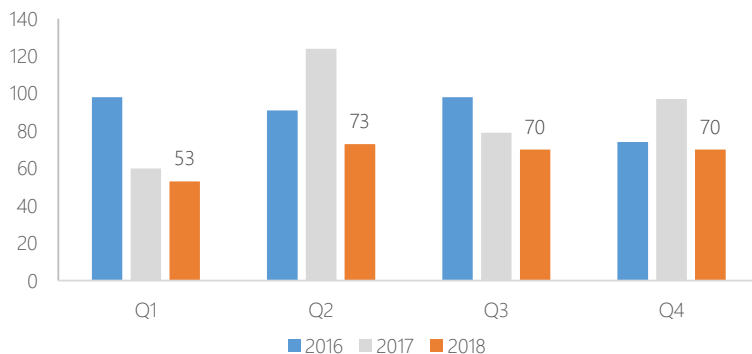


Median Sale Price by Year



Number of Transactions

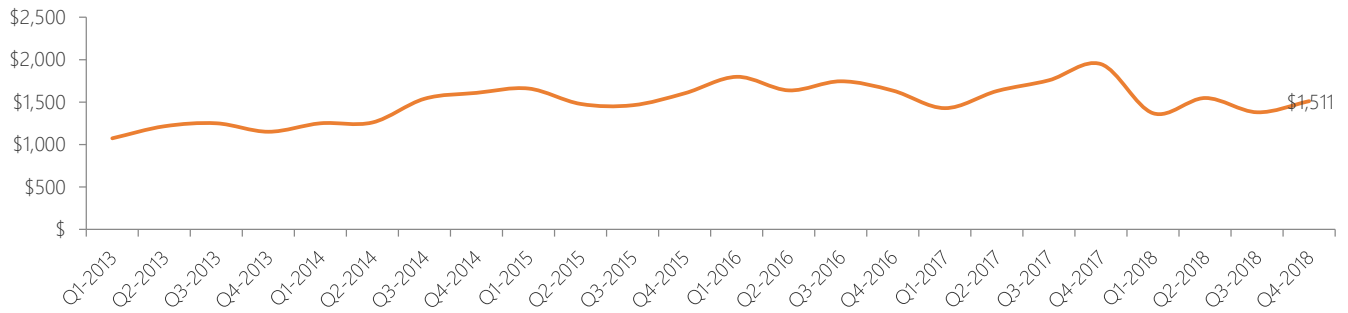
Quarter	2013	2014	2015	2016	2017	2018
Q1	68	74	66	98	60	53
Q2	102	94	94	91	124	73
Q3	113	94	96	98	79	70
Q4	82	94	90	74	97	70



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Median Sale Price per Square Foot

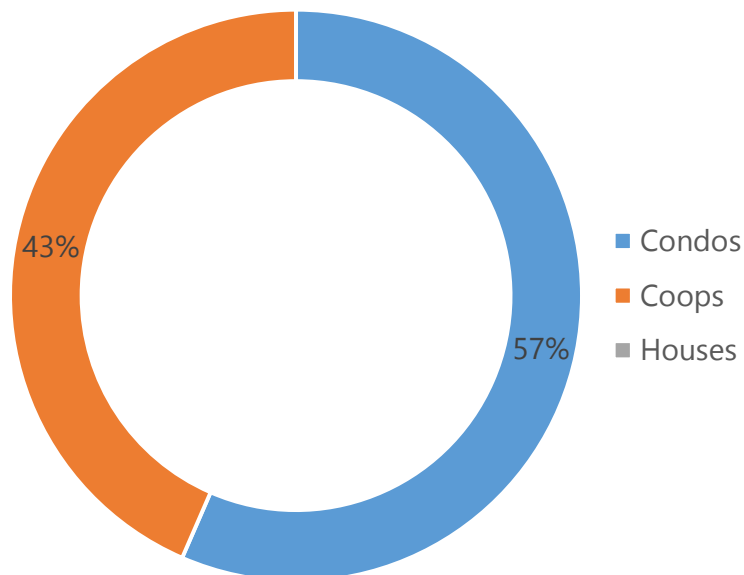


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,575,000	-36%	\$1,700	-26%	39
Coops	\$680,000	-7%	\$986	4%	30
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
432-442 Park Ave	1-01292-1462	27-Dec-18	\$30,191,920	Condo	3,977
432 Park Ave #87B	1-01292-1450	27-Dec-18	\$29,513,458	Condo	4,028
432 Park Ave #72B	1-01292-1429	20-Nov-18	\$29,500,000	Condo	4,019
432 Park Ave #68B	1-01292-1421	15-Nov-18	\$27,500,000	Condo	4,019
432 Park Ave #38A	1-01292-1362	9-Nov-18	\$15,443,814	Condo	4,082
432 Park Ave #40C	1-01292-1369	31-Oct-18	\$15,074,335	Condo	546
432 Park Ave #41C	1-01292-1371	3-Dec-18	\$15,073,646	Condo	3,575
252 E 57th St #5859B	1-01330-1181	5-Dec-18	\$12,931,775	Condo	
432 Park Ave #53A	1-01292-1393	17-Oct-18	\$10,750,000	Condo	1,789
151 E 58th St #40D	1-01313-1053	17-Oct-18	\$5,300,000	Condo	1,512
432 Park Ave #39D	1-01292-1367	4-Dec-18	\$5,000,000	Condo	1,422
721-725 Fifth Ave #49J	1-01292-1155	14-Dec-18	\$4,400,000	Condo	1,923
252 E 57th St #42D	1-01330-1128	1-Nov-18	\$3,999,631	Condo	
15 W 53rd St #38C	1-01269-1195	29-Oct-18	\$3,900,000	Condo	2,890
15 W 53rd St #38B	1-01269-1195	29-Oct-18	\$3,900,000	Condo	2,890
250 E 54th St #33A	1-01327-1234	14-Dec-18	\$3,850,000	Condo	1,300
470 Park Ave #2C	1-01293-0037	1-Oct-18	\$2,850,000	Coop	1,533
207 E 57th St #23B	1-01331-1345	5-Oct-18	\$2,775,000	Condo	1,628
15 W 53rd St #28D	1-01269-1137	15-Oct-18	\$2,750,000	Condo	1,917
721-725 Fifth Ave #59A	1-01292-1220	14-Nov-18	\$2,700,000	Condo	1,477
480 Park Ave #6G	1-01294-0033	20-Dec-18	\$2,500,000	Coop	
250 E 54th St #24E	1-01327-1204	10-Dec-18	\$2,450,000	Condo	391
768 Fifth Ave #1310	1-01274-1564	23-Oct-18	\$2,125,000	Condo	857
15 W 53rd St #32B	1-01269-1159	31-Dec-18	\$2,110,000	Condo	1,917
721-725 Fifth Ave #57H	1-01292-1210	12-Oct-18	\$1,825,000	Condo	1,076
480 Park Ave #4D	1-01294-0033	17-Dec-18	\$1,788,000	Coop	
200 E 57th St #18B	1-01330-0004	19-Dec-18	\$1,732,500	Coop	
135 E 54th St #10J	1-01309-1199	20-Nov-18	\$1,650,000	Condo	492
200 E 57th St #7F	1-01330-0004	22-Oct-18	\$1,550,000	Coop	
250 E 54th St #27A	1-01327-1228	29-Nov-18	\$1,525,000	Condo	1,300
200 E 57th St #4N	1-01330-0004	9-Nov-18	\$1,500,000	Coop	1,500
18 W 48th St #34D	1-01263-1149	24-Oct-18	\$1,390,000	Condo	630
24 W 55th St #8C	1-01270-0020	12-Nov-18	\$1,175,000	Coop	1,000
15 W 53rd St #19C	1-01269-1082	31-Dec-18	\$1,150,000	Condo	973
225 E 57th St #8G	1-01331-1203	13-Nov-18	\$1,150,000	Coop	1,300
480 Park Ave #14J	1-01294-0033	12-Nov-18	\$980,000	Coop	
18 W 48th St #8D	1-01263-1034	19-Dec-18	\$950,000	Condo	628
24 W 55th St #5F	1-01270-0020	2-Oct-18	\$930,000	Coop	
77 W 55th St #4H	1-01271-0408	28-Nov-18	\$910,000	Condo	730
225 E 57th St #17C	1-01331-1203	24-Oct-18	\$899,000	Coop	
117 E 57th St #34F	1-01312-1122	7-Nov-18	\$850,000	Condo	513
24 W 55th St #PHD	1-01270-0020	13-Nov-18	\$850,000	Coop	
200 E 57th St #6J	1-01330-0004	30-Nov-18	\$820,000	Coop	
150 E 56th St #10A	1-01310-1562	15-Nov-18	\$780,000	Condo	779
150 E 56th St #10B	1-01310-1563	9-Oct-18	\$740,000	Condo	515
245 E 54th St #14L	1-01328-0021	16-Oct-18	\$716,000	Coop	750
209 E 56th St #PHV	1-01330-0007	18-Oct-18	\$680,000	Coop	700
480 Park Ave	1-01294-0033	11-Dec-18	\$641,498	Coop	
245 E 54th St #15P	1-01328-0021	28-Nov-18	\$640,000	Coop	
77 W 55th St #20H	1-01271-2008	25-Oct-18	\$638,000	Condo	471



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Address	BBL	Sale date	Sale price	Property type	Sqft
245 E 54th St #12R	1-01328-0021	20-Nov-18	\$630,000	Coop	
235 E 57th St #15D	1-01331-0017	20-Dec-18	\$628,000	Coop	
153 E 57th St #12H	1-01312-0028	22-Oct-18	\$622,500	Coop	750
141 E 55th St #11F	1-01310-1080	15-Nov-18	\$615,000	Condo	481
225 E 57th St #8H	1-01331-1203	18-Dec-18	\$610,000	Coop	
250 E 54th St #20E	1-01327-1200	19-Dec-18	\$590,000	Condo	391
250 E 54th St #20B	1-01327-1137	19-Dec-18	\$590,000	Condo	376
153 E 57th St #5G	1-01312-0028	30-Oct-18	\$570,000	Coop	550
153 E 57th St #14G	1-01312-0028	23-Oct-18	\$570,000	Coop	
240 E 55th St #11H	1-01328-0030	15-Oct-18	\$510,000	Coop	
140 E 56th St #3G	1-01310-1325	13-Dec-18	\$480,000	Condo	488
24 W 55th St #8D	1-01270-0020	26-Oct-18	\$475,000	Coop	
153 E 57th St #10L	1-01312-0028	15-Nov-18	\$430,000	Coop	
220 E 54th St #8L	1-01327-0037	9-Nov-18	\$430,000	Coop	
153 E 57th St #15F	1-01312-0028	6-Dec-18	\$415,000	Coop	400
153 E 57th St #12K	1-01312-0028	20-Dec-18	\$390,000	Coop	490
117 E 57th St #26G	1-01312-1059	11-Dec-18	\$200,000	Condo	704



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