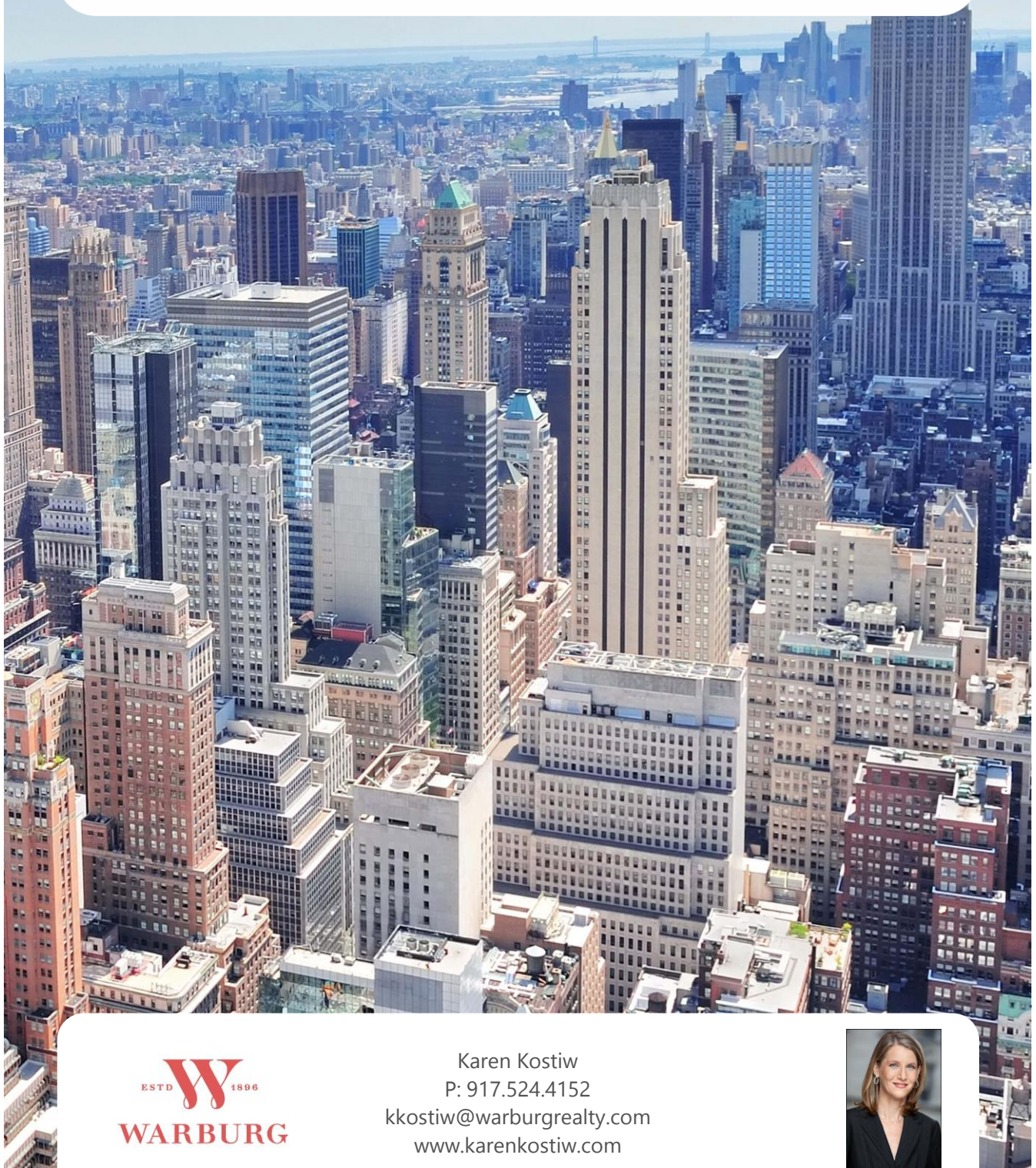


CENTRAL PARK SOUTH

A quarterly analysis of residential sales
in Central Park South, Manhattan

4th Quarter 2018

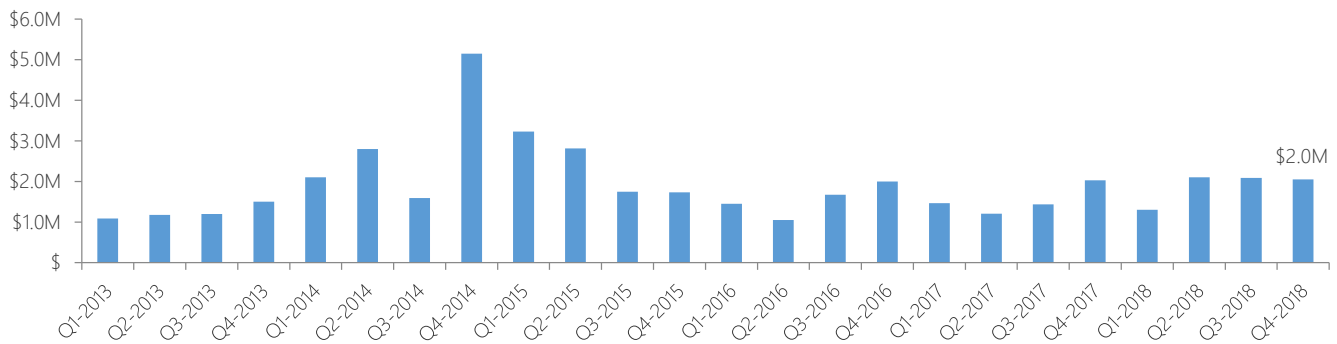


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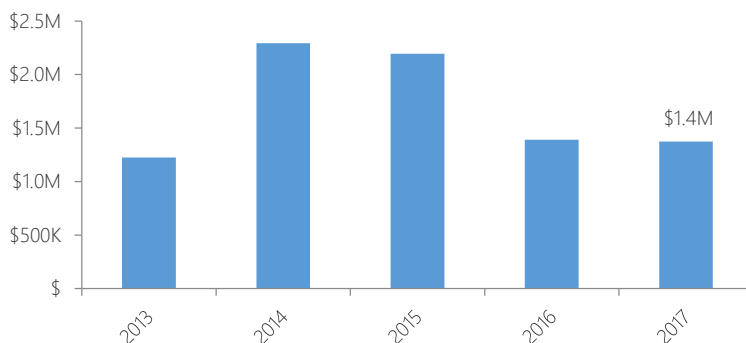


RESIDENTIAL STATS

Median Sale Price by Quarter

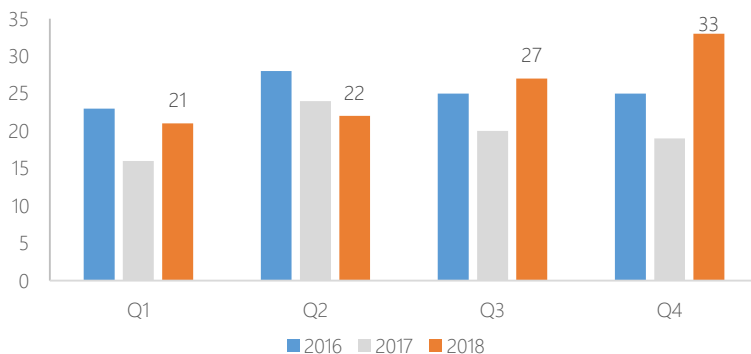


Median Sale Price by Year



Number of Transactions

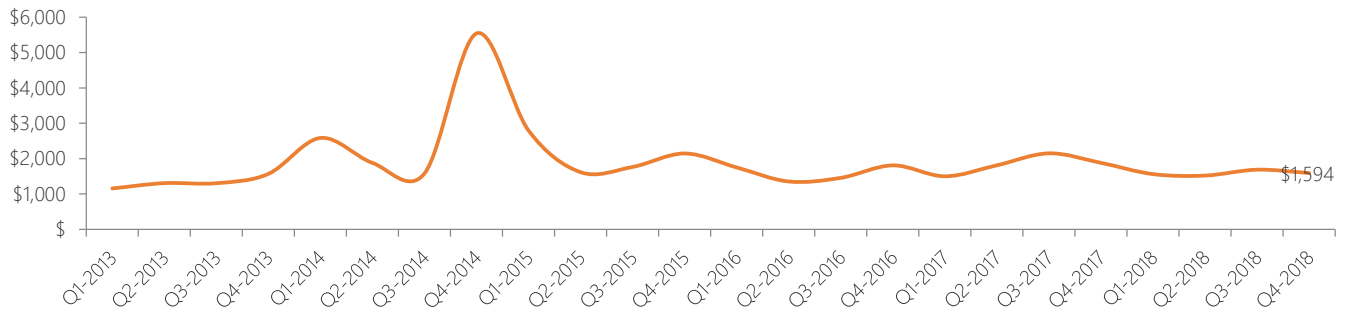
Quarter	2013	2014	2015	2016	2017	2018
Q1	24	28	35	23	16	21
Q2	37	61	32	28	24	22
Q3	47	30	29	25	20	27
Q4	33	30	27	25	19	33



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Median Sale Price per Square Foot

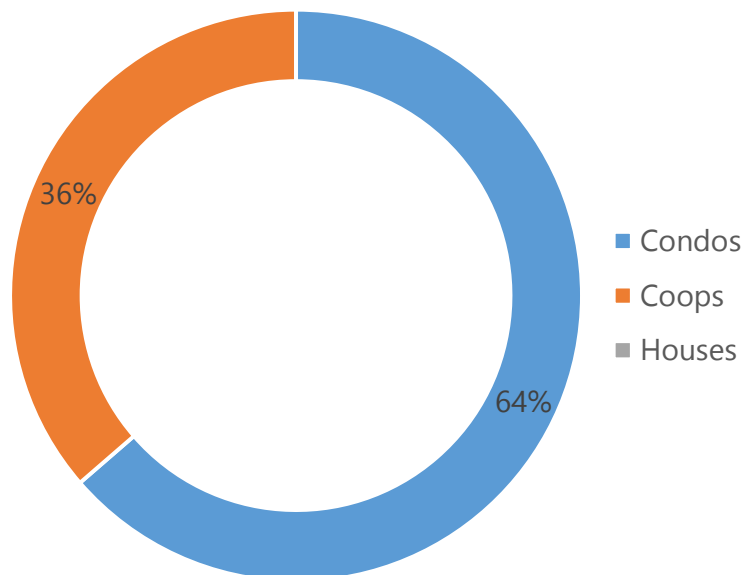


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$8,792,663	334%	\$1,441	-27%	21
Coops	\$963,500	-49%	\$2,483	41%	12
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
150 Central Park S #3101	1-01011-0052	23-Oct-18	\$5,750,000	Coop	1,200
157 W 57th St #35E	1-01010-1717	27-Nov-18	\$4,398,989	Condo	
157 W 57th St #33E	1-01010-1706	12-Dec-18	\$4,114,163	Condo	
120 Central Park S #17CD	1-01011-0042	17-Oct-18	\$3,600,000	Coop	1,450
128 Central Park S #8B	1-01011-0045	16-Nov-18	\$2,750,000	Coop	1,450
160 Central Park S #3703	1-01011-1757	5-Nov-18	\$2,295,000	Condo	763
210 Central Park S #3B	1-01030-0039	30-Oct-18	\$1,800,000	Coop	
100 W 58th St #7F	1-01010-1446	5-Dec-18	\$1,575,000	Condo	1,176
150 Central Park S #703	1-01011-0052	18-Oct-18	\$1,150,000	Coop	
180 W 58th St #2C	1-01010-0061	8-Nov-18	\$1,010,000	Coop	
205 W 57th St #7DE	1-01029-0027	7-Nov-18	\$917,000	Coop	
160 Central Park S #1608	1-01011-1527	11-Dec-18	\$895,000	Condo	451
120 Central Park S #18D	1-01011-0042	16-Oct-18	\$840,000	Coop	
160 Central Park S #2703	1-01011-1677	31-Dec-18	\$807,790	Condo	1,281
120 Central Park S #7G	1-01011-0042	19-Dec-18	\$799,000	Coop	
120 Central Park S #10C	1-01011-0042	16-Oct-18	\$750,000	Coop	
106 Central Park S #25G	1-01011-4417	31-Oct-18	\$675,000	Condo	540
230 Central Park S #4A	1-01030-0048	31-Oct-18	\$650,000	Coop	
222 Central Park S #31	1-01030-0046	3-Dec-18	\$640,000	Coop	
106 Central Park S #14E	1-01011-4235	2-Nov-18	\$625,000	Condo	405
106 Central Park S #20O	1-01011-4333	4-Oct-18	\$620,000	Condo	389
160 Central Park S #2701	1-01011-1676	31-Dec-18	\$459,676	Condo	779



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