

FLATIRON DISTRICT

A quarterly analysis of residential sales
in Flatiron District, Manhattan

4th Quarter 2018



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



Residential Market Report, 4th Quarter 2018

Flatiron District, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.86M

-3% YoY

NO. OF TRANSACTIONS

52

-12% YoY

MEDIAN PRICE/SQ.FT.

\$1,654

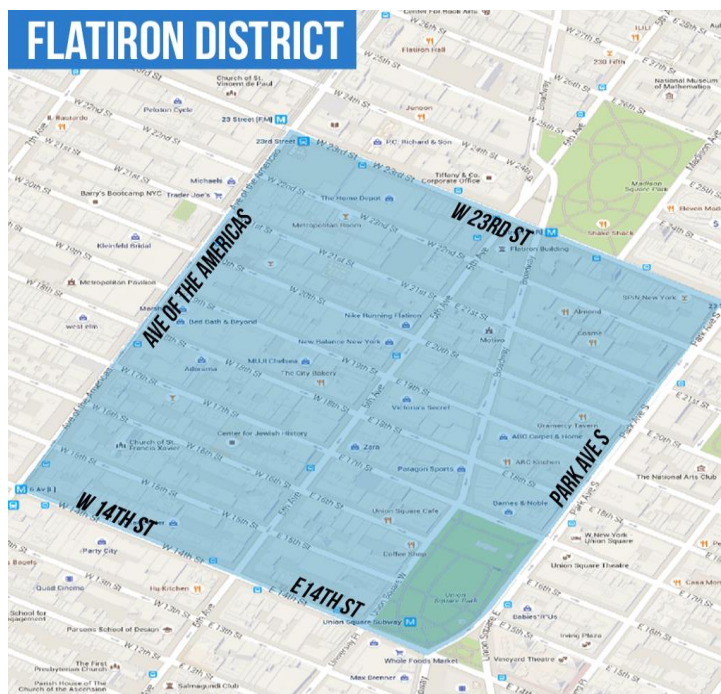
8% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.02M

-7% YoY

NEIGHBORHOOD BOUNDARIES

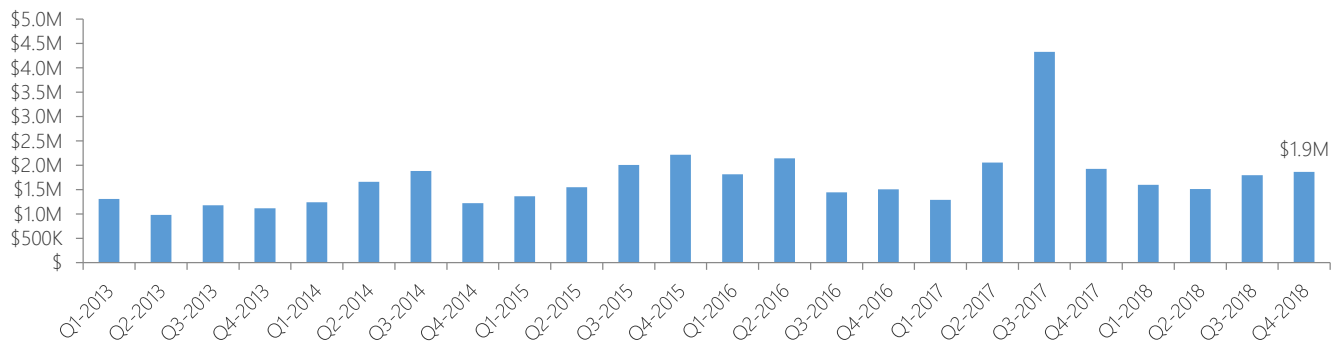


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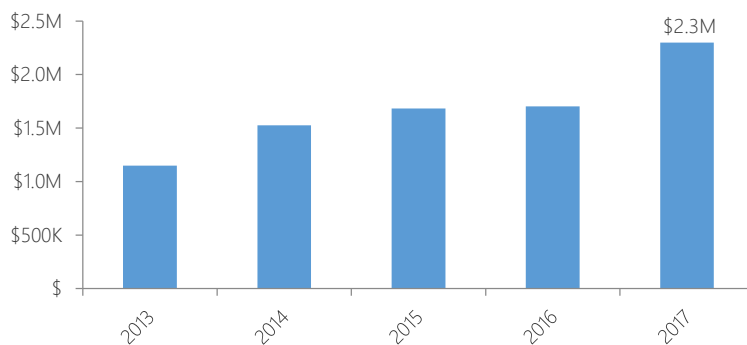


RESIDENTIAL STATS

Median Sale Price by Quarter

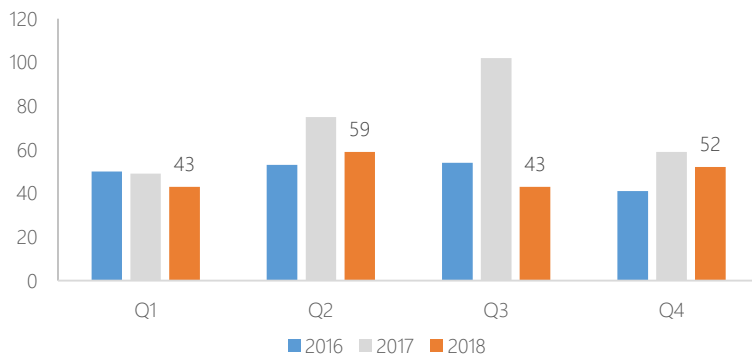


Median Sale Price by Year



Number of Transactions

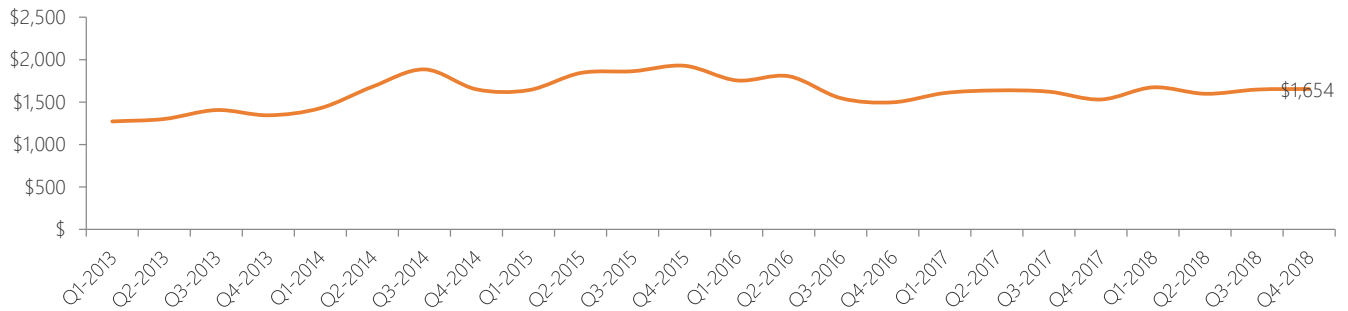
Quarter	2013	2014	2015	2016	2017	2018
Q1	50	55	56	50	49	43
Q2	72	82	68	53	75	59
Q3	88	80	84	54	102	43
Q4	46	50	48	41	59	52



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Median Sale Price per Square Foot

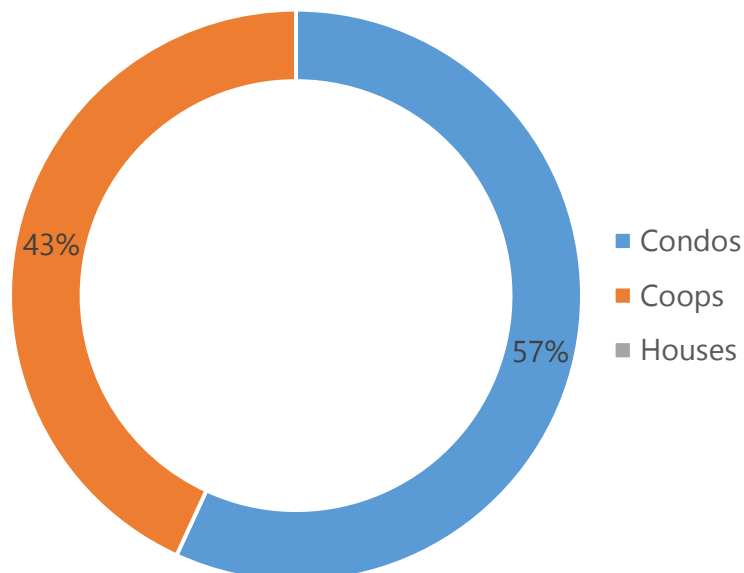


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,718,725	8%	\$1,817	-4%	29
Coops	\$915,000	-1%	\$1,299	6%	22
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
45 E 22nd St #61A	1-00851-2179	5-Nov-18	\$19,855,875	Condo	
23 E 22nd St #39A	1-00851-1951	26-Nov-18	\$13,250,000	Condo	3,310
23 E 22nd St #56A	1-00851-1974	21-Dec-18	\$9,730,952	Condo	
23 E 22nd St #55A	1-00851-1969	21-Dec-18	\$9,688,984	Condo	6,610
55 W 17th St #1301	1-00819-1346	29-Oct-18	\$8,550,000	Condo	
32 W 18th St #8A	1-00819-1416	10-Dec-18	\$5,100,000	Condo	2,794
24 E 21st St #6	1-00849-1506	20-Nov-18	\$5,100,000	Condo	4,109
45 E 22nd St #29B	1-00851-2134	17-Dec-18	\$4,200,000	Condo	
55 W 17th St #1104	1-00819-1341	3-Dec-18	\$3,850,000	Condo	
23 E 22nd St #12B	1-00851-1915	26-Oct-18	\$3,625,000	Condo	1,560
254 Park Ave S #12A	1-00849-1707	29-Nov-18	\$3,200,000	Condo	1,815
650 Avenue Of The Americas #6E	1-00821-1357	26-Nov-18	\$2,900,000	Condo	1,603
17 E 17th St #NOS	1-00846-1505	7-Dec-18	\$2,800,188	Condo	1,577
24 E 22nd St #RES3	1-00850-1503	6-Dec-18	\$2,790,000	Condo	1,764
40 W 15th St #4A	1-00816-0063	7-Dec-18	\$2,750,000	Coop	
55 W 17th St #204	1-00819-1304	30-Nov-18	\$2,647,450	Condo	
13 E 16th St #7	1-00844-1202	27-Nov-18	\$2,550,000	Condo	1,982
5 E 22nd St #27C	1-00851-1091	5-Nov-18	\$2,365,000	Condo	1,056
26 W 20th St #2	1-00821-0059	18-Oct-18	\$2,250,000	Coop	2,000
69 Fifth Ave #8G	1-00842-1002	22-Oct-18	\$2,240,000	Coop	1,400
5 E 22nd St #25M	1-00851-1313	15-Nov-18	\$2,200,000	Condo	899
52 W 22nd St #5	1-00823-1305	10-Dec-18	\$2,050,000	Condo	1,079
69 Fifth Ave #RES	1-00842-1002	2-Oct-18	\$2,018,250	Coop	
7 E 14th St #21G	1-00842-0007	3-Oct-18	\$1,900,000	Coop	1,350
35 W 15th St #8B	1-00817-1204	17-Oct-18	\$1,860,000	Condo	938
4 W 21st St #9A	1-00822-0045	1-Nov-18	\$1,850,000	Coop	1,225
260 Park Ave S #5G	1-00849-1238	27-Dec-18	\$1,677,727	Condo	1,340
5 E 22nd St #29R	1-00851-1378	5-Oct-18	\$1,375,000	Condo	634
22-26 W 15th St #3I	1-00816-1092	4-Dec-18	\$1,330,000	Condo	804
280 Park Ave S #15E	1-00850-1351	1-Nov-18	\$1,300,000	Condo	711
21 E 22nd St #4C	1-00851-0013	13-Dec-18	\$1,299,000	Coop	1,000
5 E 22nd St #18G	1-00851-1170	19-Oct-18	\$1,255,000	Condo	611
10 W 15th St #2018	1-00816-0031	3-Dec-18	\$1,235,000	Coop	
22-26 W 15th St #17A	1-00816-1014	17-Oct-18	\$1,230,000	Condo	579
5 E 22nd St #8A	1-00851-1018	30-Oct-18	\$1,188,000	Condo	668
69 Fifth Ave #5D	1-00842-1002	29-Oct-18	\$1,150,000	Coop	
10 W 15th St #510	1-00816-0031	13-Nov-18	\$1,080,000	Coop	
16 W 16th St #11LN	1-00817-0029	4-Dec-18	\$915,000	Coop	750
16 W 16th St #4SS	1-00817-0029	2-Oct-18	\$840,000	Coop	
16 W 16th St #5GS	1-00817-0029	4-Oct-18	\$799,000	Coop	550
10 W 15th St #208	1-00816-0031	28-Nov-18	\$790,000	Coop	
7 E 14th St #217	1-00842-0007	27-Dec-18	\$790,000	Coop	795
7 E 14th St #920	1-00842-0007	12-Dec-18	\$772,500	Coop	770
16 W 16th St #5BS	1-00817-0029	14-Nov-18	\$755,000	Coop	
16-20 W 19th St #6A	1-00820-1323	12-Oct-18	\$750,000	Condo	653
69 Fifth Ave #RES	1-00842-1002	6-Nov-18	\$692,176	Coop	
33 E 22nd St #1D	1-00851-0028	24-Oct-18	\$665,000	Coop	
10 W 15th St #1408	1-00816-0031	13-Nov-18	\$594,250	Coop	
7 E 14th St #1004	1-00842-0007	26-Nov-18	\$551,000	Coop	



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