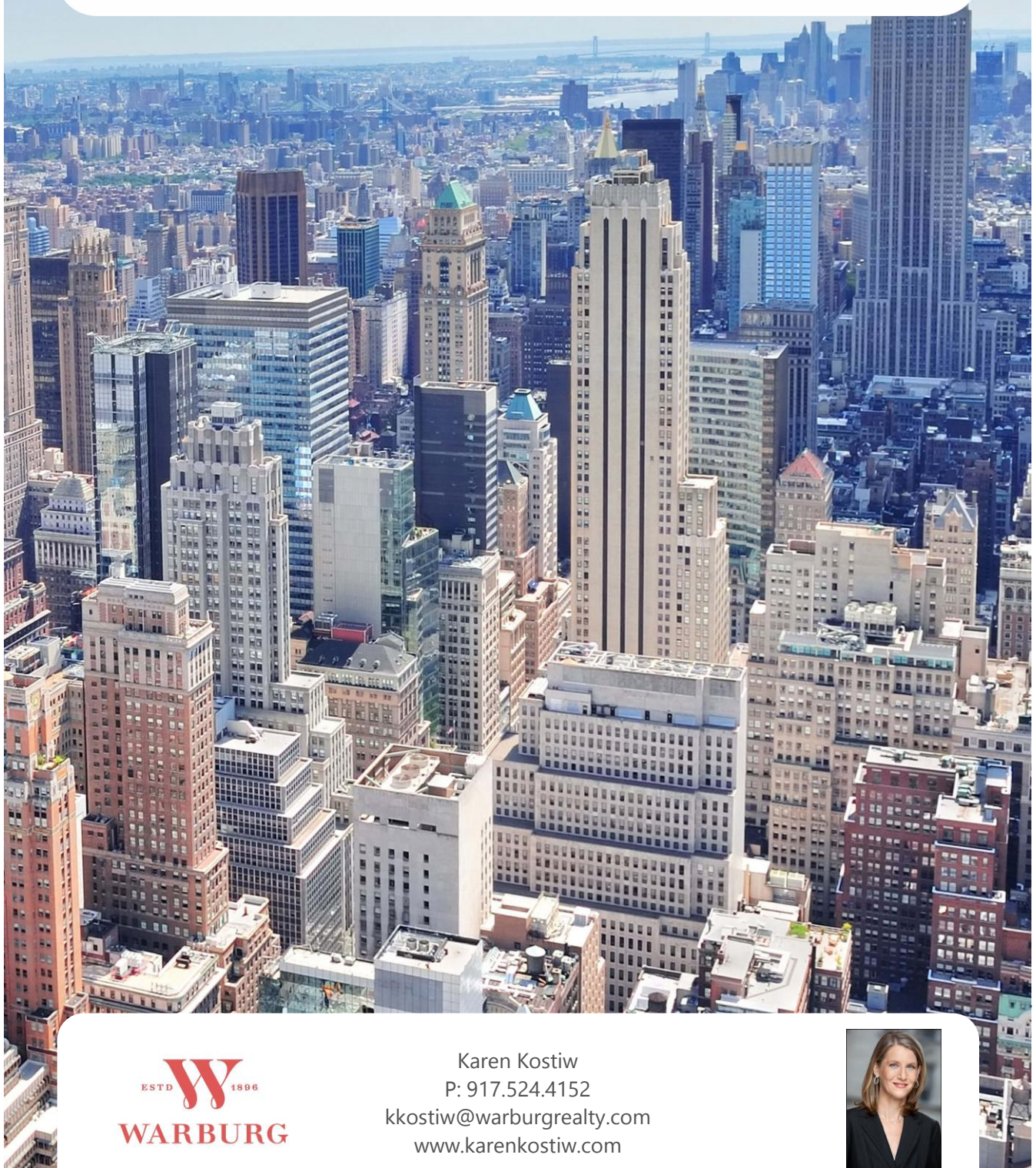


GRAMERCY PARK

A quarterly analysis of residential sales
in Gramercy Park, Manhattan

4th Quarter 2018



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Residential Market Report, 4th Quarter 2018

Gramercy Park, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$925K

-3% YoY

NO. OF TRANSACTIONS

70

1% YoY

MEDIAN PRICE/SQ.FT.

\$1,255

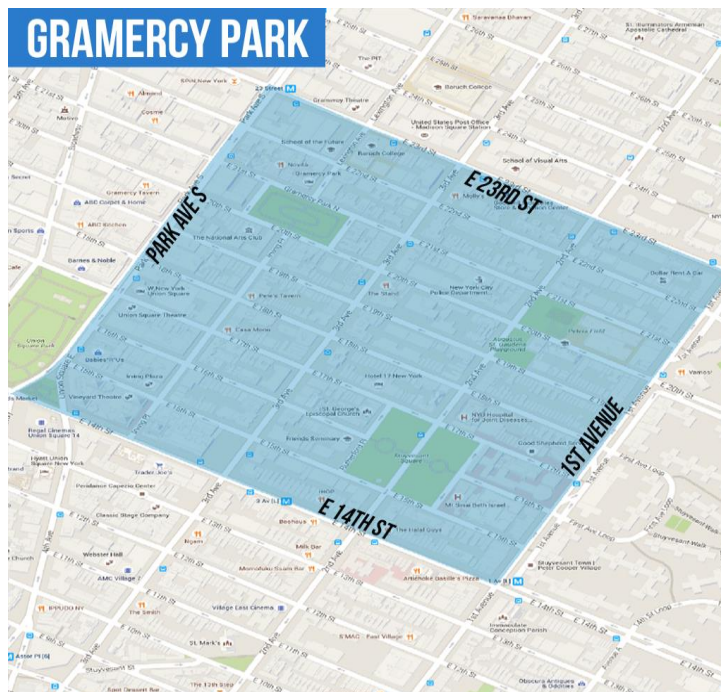
-16% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.02M

-7% YoY

NEIGHBORHOOD BOUNDARIES

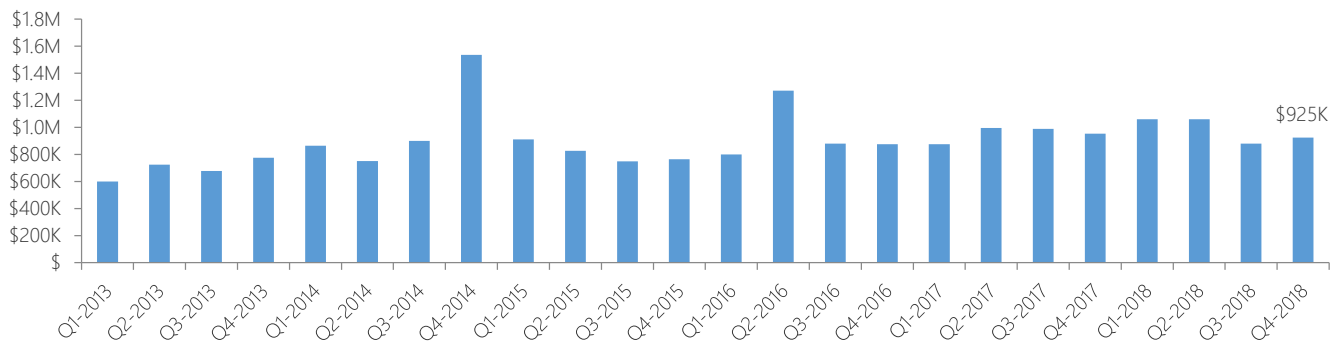


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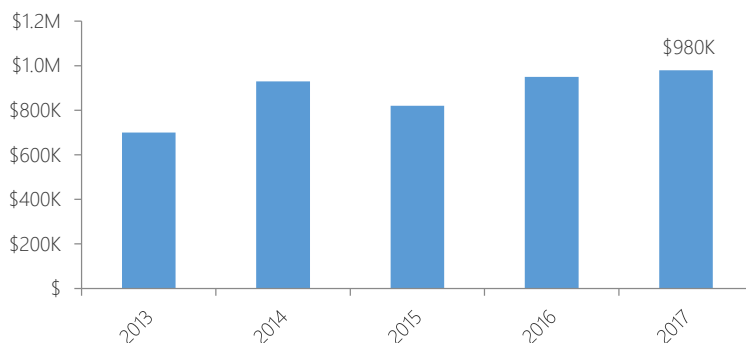


RESIDENTIAL STATS

Median Sale Price by Quarter

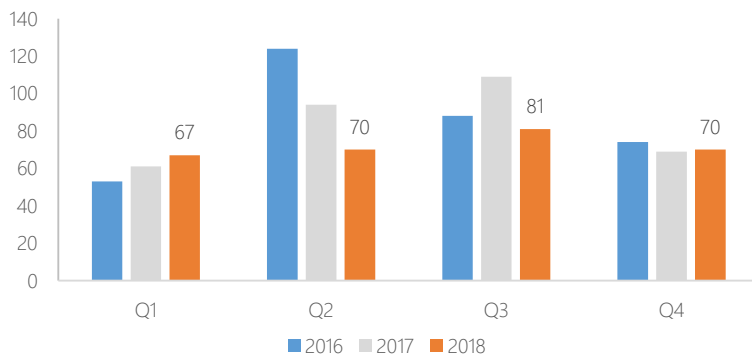


Median Sale Price by Year



Number of Transactions

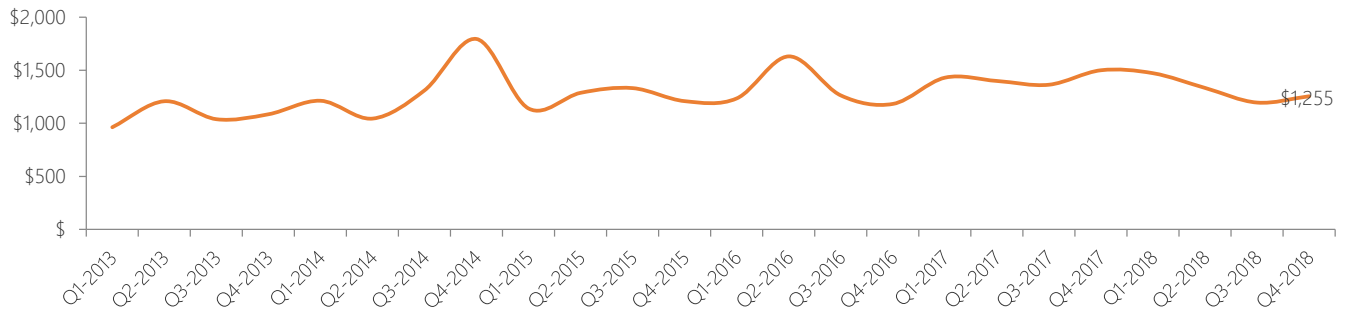
Quarter	2013	2014	2015	2016	2017	2018
Q1	73	91	73	53	61	67
Q2	101	101	98	124	94	70
Q3	114	139	95	88	109	81
Q4	88	126	67	74	69	70



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Median Sale Price per Square Foot

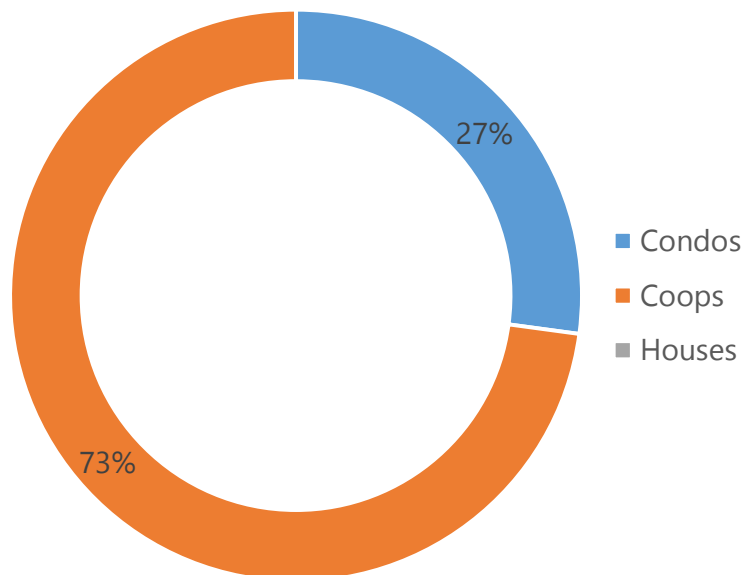


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,417,750	4%	\$1,642	-4%	19
Coops	\$717,550	-16%	\$1,097	-1%	51
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
1 Lexington Ave #6B	1-00877-0022	23-Oct-18	\$7,600,000	Coop	
234 E 23rd St #PH21	1-00903-1357	2-Nov-18	\$6,420,000	Condo	2,305
316 E 22nd St #7	1-00927-1107	11-Dec-18	\$4,460,000	Condo	1,782
45 Gramercy Park N #3A	1-00877-0026	18-Dec-18	\$4,100,000	Coop	
105 E 16th St #PH	1-00872-1002	12-Dec-18	\$4,000,000	Coop	
82 Irving Pl #3G	1-00875-0025	2-Nov-18	\$2,685,000	Coop	
60 Gramercy Park N #14B	1-00877-0009	2-Nov-18	\$2,625,000	Coop	1,554
160 E 22nd St #20B	1-00877-1076	4-Dec-18	\$2,430,000	Condo	1,111
305 Second Ave #342	1-00898-1077	6-Nov-18	\$2,395,000	Condo	981
260 Third Ave #7C	1-00877-0042	18-Oct-18	\$2,270,000	Coop	1,600
235 E 22nd St #15DE	1-00903-1127	7-Nov-18	\$2,100,000	Coop	
1 Irving Pl #U25	1-00870-1377	27-Nov-18	\$2,038,000	Condo	1,016
385 First Ave #4E	1-00928-1620	29-Oct-18	\$1,825,418	Condo	
340 E 23rd St #2D	1-00928-1206	17-Dec-18	\$1,800,000	Condo	1,071
340 E 23rd St #10E	1-00928-1306	13-Dec-18	\$1,600,000	Condo	1,280
211 E 18th St #2NO	1-00899-0008	16-Oct-18	\$1,537,500	Coop	
230 E 15th St #9MN	1-00896-0032	13-Nov-18	\$1,500,000	Coop	1,320
32 Gramercy Park S #5A	1-00875-0047	26-Dec-18	\$1,495,000	Coop	1,200
1 Irving Pl #VPHA	1-00870-1517	7-Dec-18	\$1,450,000	Condo	714
312 E 22nd St #4A	1-00927-1011	17-Dec-18	\$1,385,500	Condo	1,104
7 Lexington Ave #12D	1-00877-0067	29-Oct-18	\$1,385,000	Coop	950
385 First Ave #16H	1-00928-1697	26-Oct-18	\$1,260,289	Condo	
145 E 15th St #6A	1-00871-0039	14-Nov-18	\$1,250,000	Coop	950
1 Irving Pl #U16	1-00870-1447	27-Dec-18	\$1,225,000	Condo	785
385 First Ave #11H	1-00928-1672	9-Oct-18	\$1,138,099	Condo	
1 Irving Pl #U19	1-00870-1414	21-Dec-18	\$1,100,000	Condo	670
1 Irving Pl #V16	1-00870-1547	22-Oct-18	\$1,100,000	Condo	670
1 Irving Pl #G11	1-00870-1251	26-Dec-18	\$1,075,000	Condo	670
235 E 22nd St #15G	1-00903-1127	14-Dec-18	\$1,055,000	Coop	950
305 Second Ave #329	1-00898-1064	29-Nov-18	\$1,030,000	Condo	708
310 E 23rd St #6F	1-00928-1107	7-Nov-18	\$999,000	Coop	
32 Gramercy Park S #14E	1-00875-0047	28-Dec-18	\$995,000	Coop	
205 Third Ave #3K	1-00899-0001	29-Nov-18	\$985,000	Coop	
201 E 21st St #10A	1-00902-0001	5-Oct-18	\$865,000	Coop	
201 E 17th St #12J	1-00898-0001	13-Nov-18	\$850,000	Coop	650
205 Third Ave #3C	1-00899-0001	13-Dec-18	\$845,000	Coop	
200 E 16th St #3J	1-00897-0035	17-Oct-18	\$825,000	Coop	750
130 E 18th St #6N	1-00873-0019	18-Dec-18	\$820,000	Coop	695
201 E 21st St #8D	1-00902-0001	20-Dec-18	\$775,000	Coop	750
235 E 22nd St #7T	1-00903-1127	19-Dec-18	\$730,000	Coop	
205 Third Ave #3U	1-00899-0001	18-Dec-18	\$727,600	Coop	665
32 Gramercy Park S #10K	1-00875-0047	11-Dec-18	\$707,500	Coop	
235 E 22nd St #9K	1-00903-1127	10-Dec-18	\$705,000	Coop	
205 Third Ave #11D	1-00899-0001	20-Dec-18	\$680,000	Coop	
4 Lexington Ave #9A	1-00877-0074	9-Nov-18	\$672,000	Coop	700
205 Third Ave #4F	1-00899-0001	13-Nov-18	\$645,000	Coop	672
333 E 14th St #16F	1-00921-0019	19-Oct-18	\$625,000	Coop	
130 E 18th St #1L	1-00873-0019	2-Oct-18	\$625,000	Coop	525
205 Third Ave #7A	1-00899-0001	11-Dec-18	\$620,000	Coop	650
201 E 21st St #4H	1-00902-0001	14-Nov-18	\$600,000	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
105 E 15th St #24	1-00871-0007	11-Dec-18	\$600,000	Coop	
151 E 20th St #3F	1-00876-1114	22-Oct-18	\$565,000	Condo	374
205 Third Ave #16F	1-00899-0001	13-Dec-18	\$545,000	Coop	
201 E 21st St #1E	1-00902-0001	18-Dec-18	\$515,000	Coop	
210 E 15th St #10P	1-00896-0039	14-Nov-18	\$485,000	Coop	450
26 Gramercy Park S #2F	1-00875-0055	21-Nov-18	\$485,000	Coop	500
200 E 16th St #3E	1-00897-0035	10-Dec-18	\$472,500	Coop	525
201 E 15th St #4J	1-00897-0001	19-Dec-18	\$468,000	Coop	
220 E 17th St #1R	1-00897-0065	7-Dec-18	\$465,000	Coop	
200 E 16th St #4M	1-00897-0035	20-Nov-18	\$438,100	Coop	
131 E 15th St #3B	1-00871-0029	29-Nov-18	\$405,216	Coop	
4 Lexington Ave #3F	1-00877-0074	9-Nov-18	\$395,000	Coop	
301 E 22nd St #7T	1-00928-0001	16-Oct-18	\$377,000	Coop	
345 E 19th St #A	1-00925-0026	14-Dec-18	\$360,000	Coop	400
317 E 18th St #2E	1-00924-0013	19-Dec-18	\$320,000	Coop	400
4 Lexington Ave #9G	1-00877-0074	13-Nov-18	\$24,453	Coop	800



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