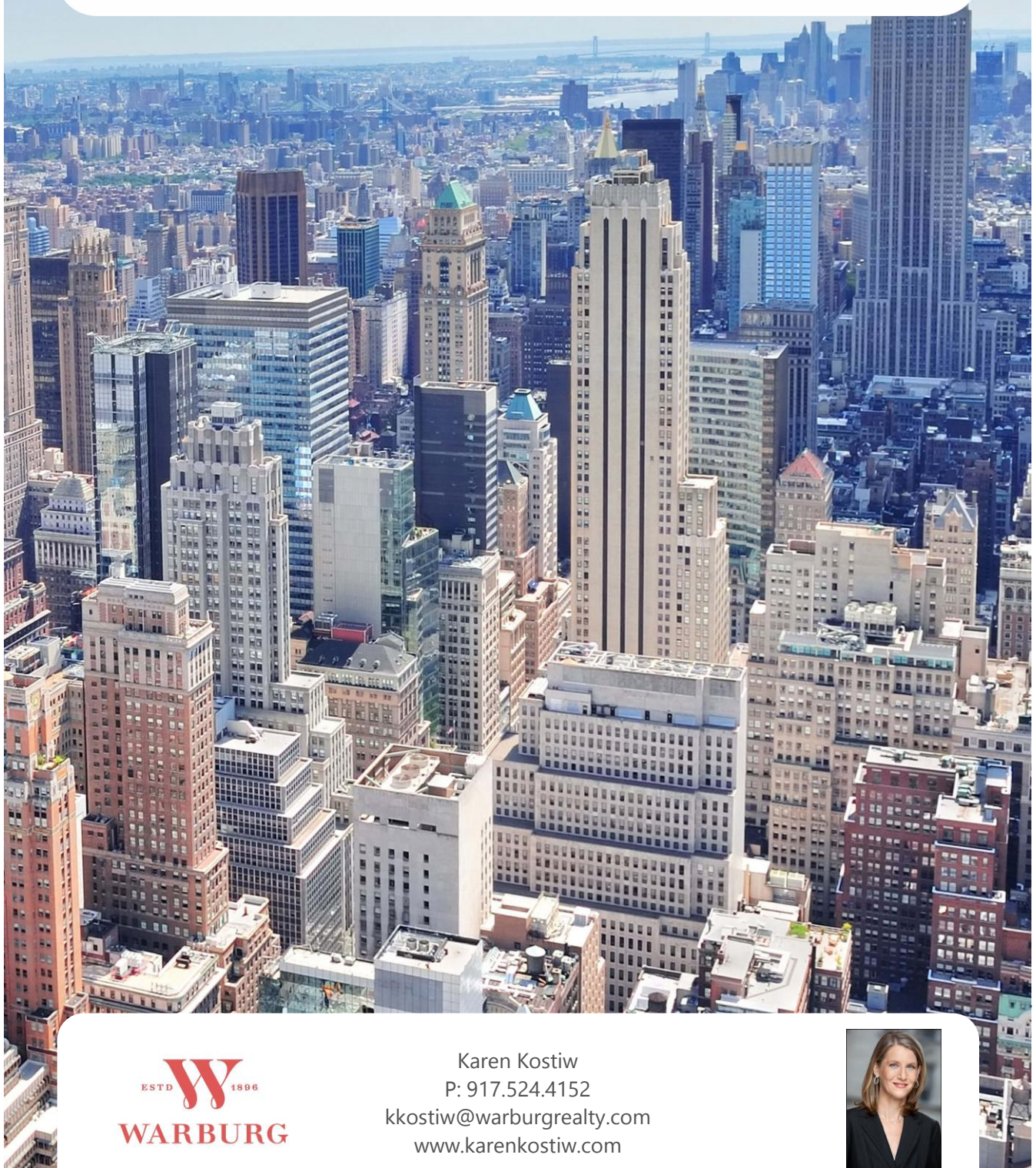


MIDTOWN MANHATTAN

A quarterly analysis of residential sales
in Midtown Manhattan, Manhattan

4th Quarter 2018



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



Residential Market Report, 4th Quarter 2018

Midtown Manhattan, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$940K

-3% YoY

NO. OF TRANSACTIONS

807

-17% YoY

MEDIAN PRICE/SQ.FT.

\$1,308

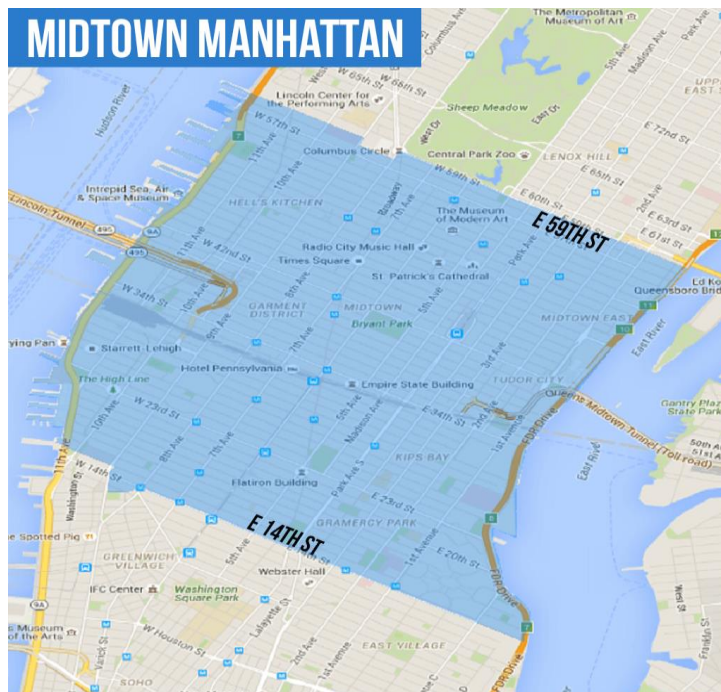
-4% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.02M

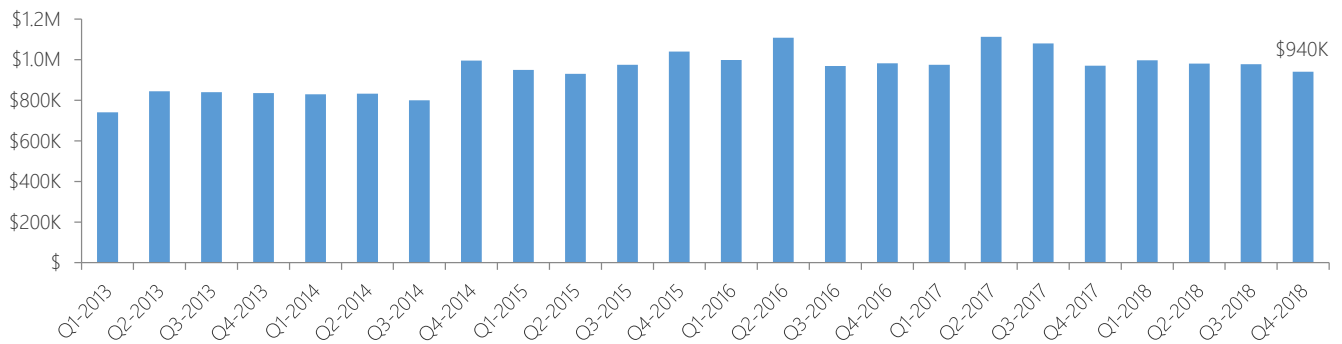
-7% YoY

NEIGHBORHOOD BOUNDARIES

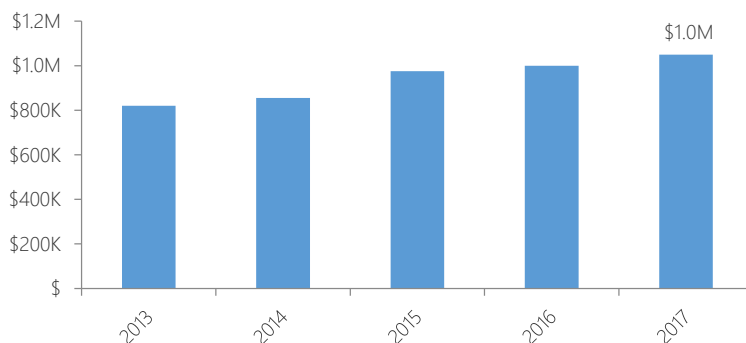


RESIDENTIAL STATS

Median Sale Price by Quarter

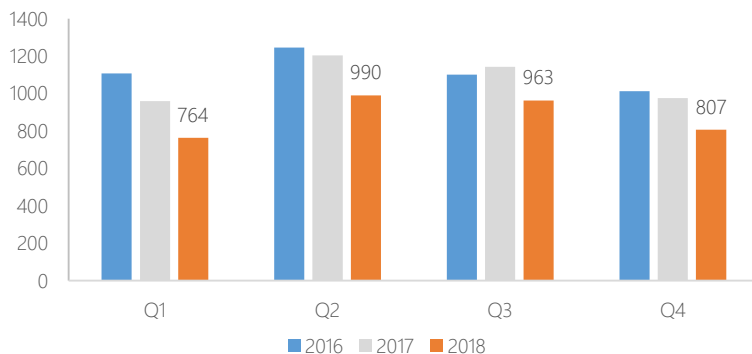


Median Sale Price by Year



Number of Transactions

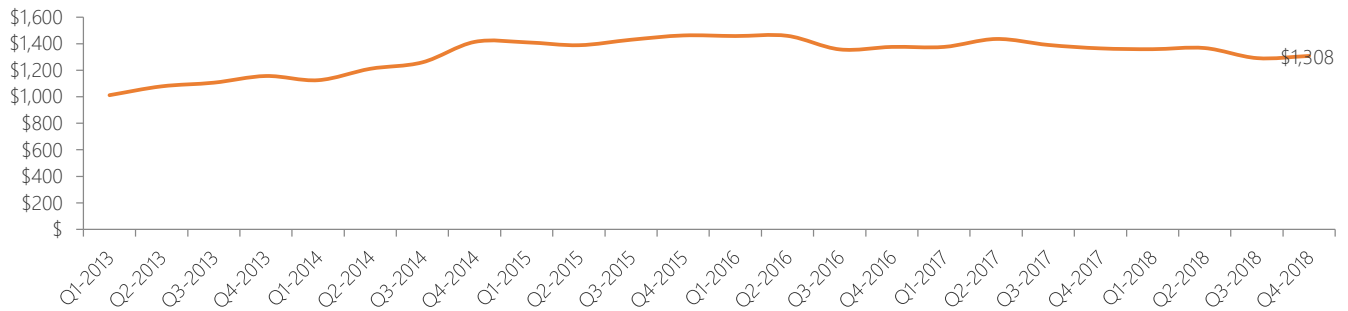
Quarter	2013	2014	2015	2016	2017	2018
Q1	863	1014	1014	1108	960	764
Q2	1354	1256	1311	1245	1204	990
Q3	1521	1335	1341	1101	1143	963
Q4	1200	1129	1164	1012	976	807



Karen Kostiw
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kkostiw@warburgrealty.com
www.karenkostiw.com



Median Sale Price per Square Foot

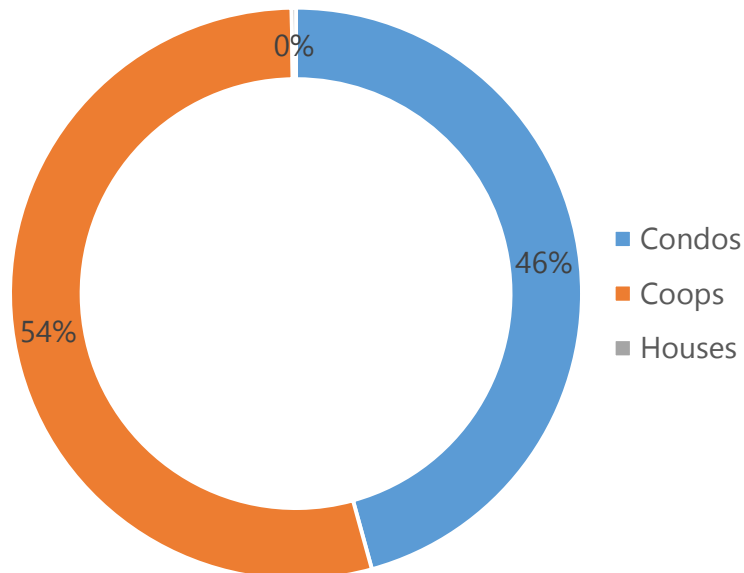


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,435,733	-4%	\$1,495	-4%	369
Coops	\$680,000	-3%	\$970	-3%	436
Houses	\$5,925,000	-34%	\$1,523	-3%	2

Number of Sales by Building Type



TOP 100 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
45 E 22nd St #61A	1-00851-2179	5-Nov-18	\$19,855,875	Condo	
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
845 United Nations Plz #88A	1-01340-1368	28-Nov-18	\$14,500,000	Condo	4,719
23 E 22nd St #39A	1-00851-1951	26-Nov-18	\$13,250,000	Condo	3,310
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
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
500 W 21st St #4F	1-00692-1119	1-Oct-18	\$9,000,000	Condo	
520 W 28th St #25	1-00699-1327	17-Oct-18	\$8,960,009	Condo	2,924
55 W 17th St #1301	1-00819-1346	29-Oct-18	\$8,550,000	Condo	
200 Eleventh Ave #10N	1-00695-1810	10-Oct-18	\$8,500,000	Condo	2,391
1 Lexington Ave #6B	1-00877-0022	23-Oct-18	\$7,600,000	Coop	
127 Seventh Ave #PH12	1-00793-1637	9-Oct-18	\$7,150,000	Condo	3,495
234 E 23rd St #PH21	1-00903-1357	2-Nov-18	\$6,420,000	Condo	2,305
240 W 21st St	1-00770-0062	19-Oct-18	\$6,350,000	House	3,600
421 W 54th St #PHC	1-01064-1127	4-Dec-18	\$6,100,000	Condo	3,548
150 Central Park S #3101	1-01011-0052	23-Oct-18	\$5,750,000	Coop	1,200
462 W 25th St	1-00722-0073	18-Dec-18	\$5,500,000	House	4,290
151 E 58th St #40D	1-01313-1053	17-Oct-18	\$5,300,000	Condo	1,512
217-221 W 19th St #10	1-00769-1412	6-Dec-18	\$5,200,000	Condo	2,400
177 Ninth Ave #5J	1-00718-1004	22-Oct-18	\$5,162,500	Coop	2,270
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
120 Eleventh Ave #2B	1-00692-1004	7-Dec-18	\$5,000,000	Condo	3,724
432 Park Ave #39D	1-01292-1367	4-Dec-18	\$5,000,000	Condo	1,422
316 E 22nd St #7	1-00927-1107	11-Dec-18	\$4,460,000	Condo	1,782
350 W 57th St #18C	1-01047-1321	4-Oct-18	\$4,450,000	Condo	2,595
721-725 Fifth Ave #49J	1-01292-1155	14-Dec-18	\$4,400,000	Condo	1,923
157 W 57th St #35E	1-01010-1717	27-Nov-18	\$4,398,989	Condo	
263 Ninth Ave #PHD	1-00723-1049	9-Nov-18	\$4,275,000	Condo	2,257
559 W 23rd St #56	1-00695-2203	9-Oct-18	\$4,250,000	Condo	
246 W 17th St #4A	1-00766-1412	21-Dec-18	\$4,250,000	Condo	2,033
45 E 22nd St #29B	1-00851-2134	17-Dec-18	\$4,200,000	Condo	
225 Fifth Ave #8K	1-00856-1214	16-Oct-18	\$4,200,000	Condo	1,539
157 W 57th St #33E	1-01010-1706	12-Dec-18	\$4,114,163	Condo	
45 Gramercy Park N #3A	1-00877-0026	18-Dec-18	\$4,100,000	Coop	
400 E 51st St #24B	1-01362-1175	16-Nov-18	\$4,100,000	Condo	2,347
301 W 57th St #32C	1-01048-1932	12-Oct-18	\$4,050,000	Condo	1,466
435 E 52nd St #9D	1-01364-0022	7-Nov-18	\$4,025,000	Coop	
105 E 16th St #PH	1-00872-1002	12-Dec-18	\$4,000,000	Coop	
205 W 19th St #8F	1-00769-0031	25-Oct-18	\$4,000,000	Coop	3,200
252 E 57th St #42D	1-01330-1128	1-Nov-18	\$3,999,631	Condo	
209 W 14th St #6A	1-00764-1314	8-Nov-18	\$3,975,000	Condo	



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



Address	BBL	Sale date	Sale price	Property type	Sqft
110 W 25th St #7FL	1-00800-1107	25-Oct-18	\$3,900,000	Condo	2,382
15 W 53rd St #38B	1-01269-1195	29-Oct-18	\$3,900,000	Condo	2,890
15 W 53rd St #38C	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
55 W 17th St #1104	1-00819-1341	3-Dec-18	\$3,850,000	Condo	
217-221 W 19th St #7S	1-00769-1409	20-Nov-18	\$3,800,000	Condo	2,027
225 Fifth Ave #7K	1-00856-1197	6-Nov-18	\$3,775,000	Condo	1,539
212 Fifth Ave #12C	1-00827-1031	31-Dec-18	\$3,750,000	Condo	
438-448 W 37th St #11G	1-00734-1050	13-Nov-18	\$3,700,000	Condo	2,638
425 W 50th St #10F	1-01060-1117	12-Dec-18	\$3,700,000	Condo	1,821
23 E 22nd St #12B	1-00851-1915	26-Oct-18	\$3,625,000	Condo	1,560
120 Central Park S #17CD	1-01011-0042	17-Oct-18	\$3,600,000	Coop	1,450
16 W 40th St #24C	1-00841-1039	14-Dec-18	\$3,565,000	Condo	
1107 Broadway #5C	1-00826-1027	25-Oct-18	\$3,450,000	Condo	1,433
870 United Nations Plz #38	1-01360-9002	19-Nov-18	\$3,400,000	Coop	
16 W 40th St #21C	1-00841-1027	22-Oct-18	\$3,324,586	Condo	1,329
2 Beekman Pl #1011A	1-01361-0012	18-Dec-18	\$3,300,000	Coop	
146 W 57th St #42D	1-01009-1158	29-Oct-18	\$3,300,000	Condo	1,490
305 E 51st St #10A	1-01344-1247	9-Nov-18	\$3,300,000	Condo	1,886
16 W 40th St #20C	1-00841-1023	15-Nov-18	\$3,258,400	Condo	1,329
845 United Nations Plz #14A	1-01340-1011	3-Oct-18	\$3,200,000	Condo	1,972
254 Park Ave S #12A	1-00849-1707	29-Nov-18	\$3,200,000	Condo	1,815
400 Fifth Ave #48G	1-00838-1134	28-Nov-18	\$3,200,000	Condo	1,609
151 W 17th St #1H	1-00793-1234	17-Oct-18	\$3,200,000	Condo	1,524
444 W 19th St #PH1	1-00716-1140	9-Nov-18	\$3,172,500	Condo	1,428
322 W 57th St #28H	1-01047-2220	21-Dec-18	\$3,100,000	Condo	1,647
301 E 50th St #20B	1-01343-1546	20-Dec-18	\$3,100,000	Condo	
16 W 40th St #19C	1-00841-1019	4-Dec-18	\$3,075,000	Condo	
300 E 55th St #22C	1-01347-1094	10-Dec-18	\$3,025,000	Condo	1,881
23 Park Ave #2B	1-00891-0001	7-Nov-18	\$3,000,000	Coop	
425 E 58th St #12H	1-01370-0015	18-Oct-18	\$2,995,000	Coop	2,800
319 W 14th St #4	1-00738-0024	1-Nov-18	\$2,950,000	Coop	1,450
249 W 29th St #16	1-00779-0010	4-Dec-18	\$2,950,000	Coop	
650 Avenue Of The Americas #6E	1-00821-1357	26-Nov-18	\$2,900,000	Condo	1,603
16 W 40th St #24B	1-00841-1038	27-Dec-18	\$2,893,000	Condo	
305 E 51st St #RU23A	1-01344-1297	16-Oct-18	\$2,871,805	Condo	2,408
470 Park Ave #2C	1-01293-0037	1-Oct-18	\$2,850,000	Coop	1,533
250 E 53rd St #1504	1-01326-1062	3-Oct-18	\$2,825,000	Condo	1,930
450 W 42nd St #PH 4F	1-01051-1413	12-Oct-18	\$2,815,258	Condo	
17 E 17th St #NO5	1-00846-1505	7-Dec-18	\$2,800,188	Condo	1,577
322 W 57th St #24H	1-01047-2152	22-Oct-18	\$2,800,000	Condo	1,588
24 E 22nd St #RES3	1-00850-1503	6-Dec-18	\$2,790,000	Condo	1,764
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
143 W 27th St #3F	1-00803-0014	21-Dec-18	\$2,750,000	Coop	
126-130 W 22nd St #3S	1-00797-1105	1-Oct-18	\$2,750,000	Condo	2,161
128 Central Park S #8B	1-01011-0045	16-Nov-18	\$2,750,000	Coop	1,450
40 W 15th St #4A	1-00816-0063	7-Dec-18	\$2,750,000	Coop	
721-725 Fifth Ave #59A	1-01292-1220	14-Nov-18	\$2,700,000	Condo	1,477
82 Irving Pl #3G	1-00875-0025	2-Nov-18	\$2,685,000	Coop	



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