

# SUTTON PLACE

A quarterly analysis of residential sales  
in Sutton Place, Manhattan

4th Quarter 2018



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# Residential Market Report, 4th Quarter 2018

## Sutton Place, Manhattan

### SUMMARY

MEDIAN SALE PRICE

\$945K

1% YoY

NO. OF TRANSACTIONS

57

-21% YoY

MEDIAN PRICE/SQ.FT.

\$983

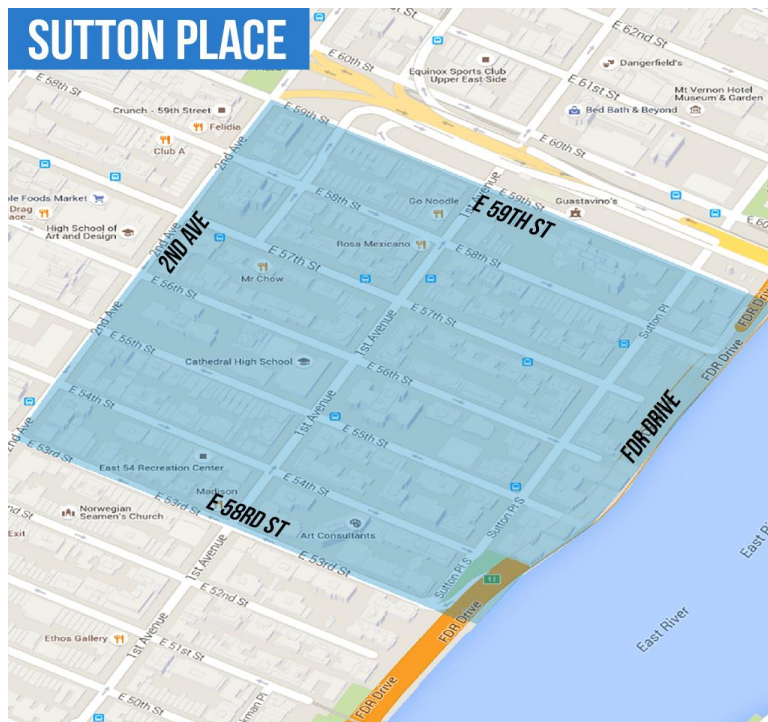
-6% YoY

MANHATTAN  
MEDIAN SALE PRICE

\$1.02M

-7% YoY

### NEIGHBORHOOD BOUNDARIES

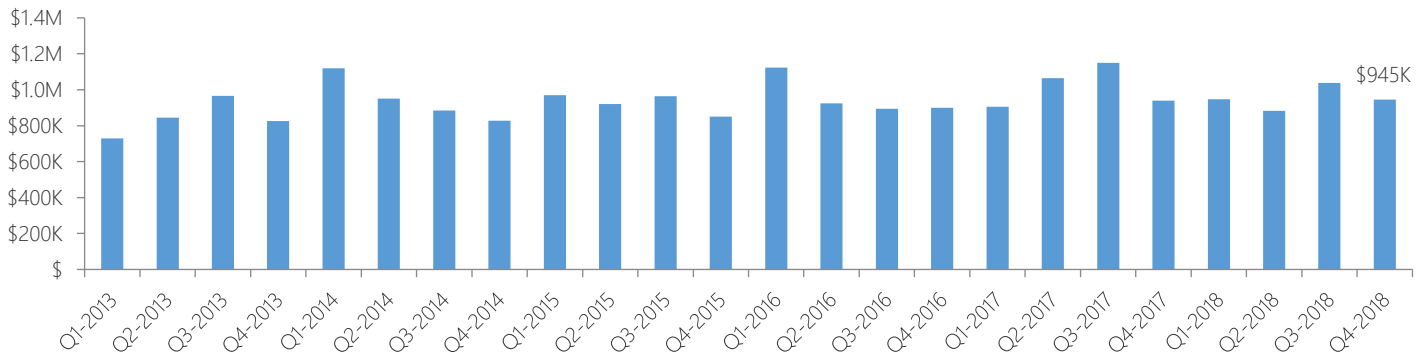


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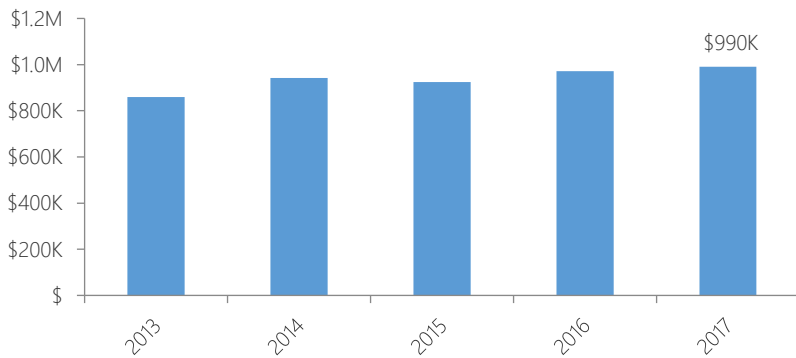


# RESIDENTIAL STATS

## Median Sale Price by Quarter

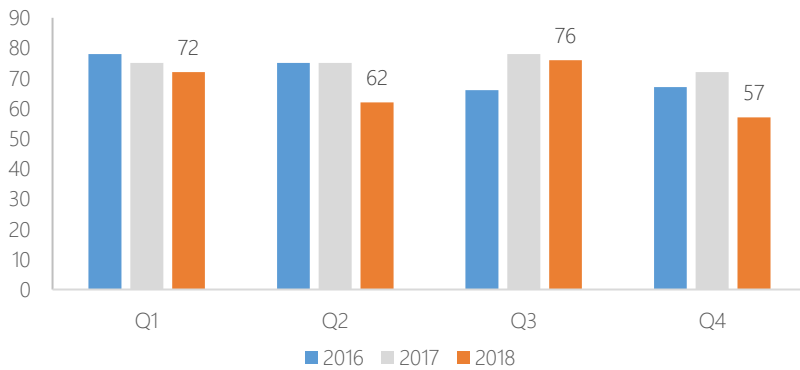


## Median Sale Price by Year



## Number of Transactions

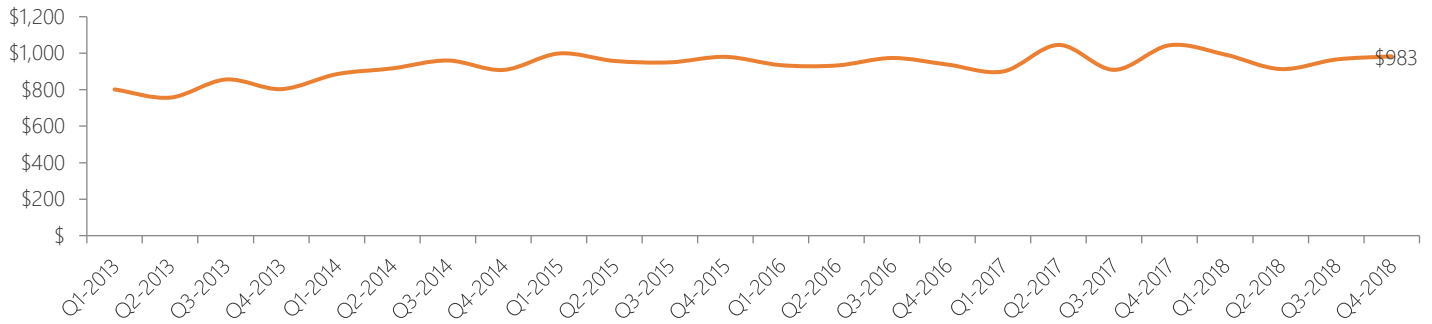
Quarter	2013	2014	2015	2016	2017	2018
Q1	80	89	72	78	75	72
Q2	97	89	84	75	75	62
Q3	122	103	76	66	78	76
Q4	84	80	71	67	72	57



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## Median Sale Price per Square Foot

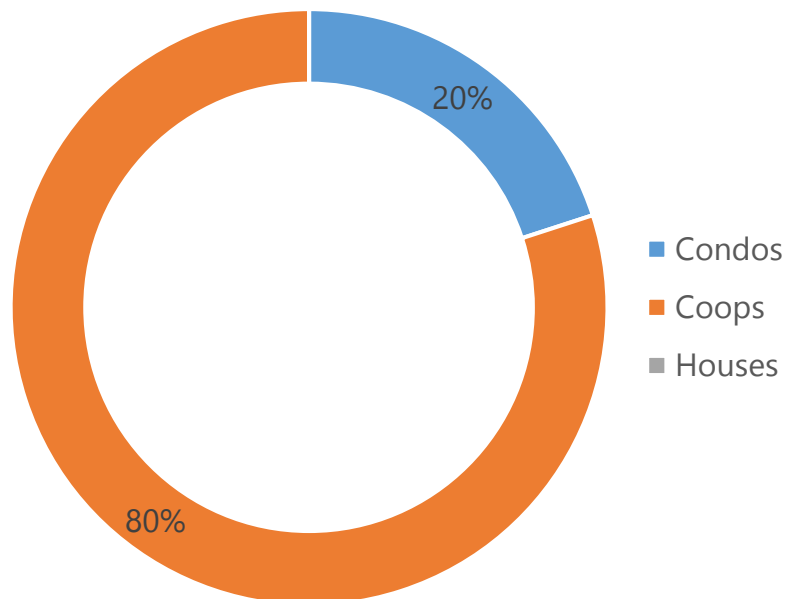


## RESIDENTIAL SALES BREAKDOWN

### Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,350,000	16%	\$1,181	-7%	11
Coops	\$940,000	4%	\$938	0%	44
Houses	-	-	-	-	0

### Number of Sales by Building Type



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## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
300 E 55th St #22C	1-01347-1094	10-Dec-18	\$3,025,000	Condo	1,881
425 E 58th St #12H	1-01370-0015	18-Oct-18	\$2,995,000	Coop	2,800
418 E 59th St #PHA	1-01370-0038	19-Dec-18	\$2,550,000	Coop	1,650
330 E 57th St #5	1-01349-1104	30-Nov-18	\$2,225,000	Condo	1,891
300 E 55th St #21C	1-01347-1090	22-Oct-18	\$2,100,000	Condo	1,235
418 E 59th St #29B	1-01370-0038	25-Oct-18	\$2,070,000	Coop	
300 E 54th St #6K	1-01346-0049	2-Oct-18	\$2,000,000	Coop	
300 E 55th St #16C	1-01347-1070	6-Dec-18	\$1,900,000	Condo	1,235
45 Sutton Pl S #20A	1-01371-0014	5-Nov-18	\$1,875,000	Coop	2,000
444 E 57th St #7C	1-01368-1021	14-Nov-18	\$1,803,000	Condo	1,240
419 E 57th St #13A	1-01369-0007	20-Dec-18	\$1,775,000	Coop	
30 Sutton Pl #CDF	1-01370-0021	25-Oct-18	\$1,750,000	Coop	
400 E 56th St #9L	1-01367-0001	12-Dec-18	\$1,560,000	Coop	1,416
50 Sutton Pl S #17H	1-01366-0025	18-Dec-18	\$1,500,000	Coop	
444 E 57th St #8D	1-01368-1025	17-Dec-18	\$1,350,000	Condo	1,600
45 Sutton Pl S #15I	1-01371-0014	2-Nov-18	\$1,350,000	Coop	
419 E 57th St #13F	1-01369-0007	8-Nov-18	\$1,250,000	Coop	
303 E 57th St #37F	1-01350-0001	10-Dec-18	\$1,200,000	Coop	2,200
400 E 56th St #26R	1-01367-0001	2-Nov-18	\$1,175,000	Coop	
300 E 54th St #20H	1-01346-0049	6-Dec-18	\$1,150,000	Coop	925
345 E 57th St #8D	1-01350-0020	9-Oct-18	\$1,075,000	Coop	1,200
2 Sutton Pl S #7E	1-01368-0025	26-Oct-18	\$1,075,000	Coop	1,000
300 E 59th St #3607	1-01351-0001	13-Dec-18	\$1,050,000	Coop	
420 E 55th St #8N	1-01366-0016	17-Oct-18	\$995,000	Coop	1,050
303 E 57th St #43B	1-01350-0001	3-Dec-18	\$990,000	Coop	1,800
60 Sutton Pl S #11GN	1-01365-0020	16-Oct-18	\$975,000	Coop	900
430 E 56th St #2B	1-01367-0035	11-Oct-18	\$950,000	Coop	
45 Sutton Pl S #4G	1-01371-0014	17-Oct-18	\$940,000	Coop	1,100
45 Sutton Pl S #9G	1-01371-0014	1-Nov-18	\$897,000	Coop	
45 Sutton Pl S #17G	1-01371-0014	17-Oct-18	\$850,000	Coop	
415-423 E 54th St #2E	1-01366-1005	15-Oct-18	\$820,000	Condo	991
420 E 58th St #9C	1-01369-1025	28-Nov-18	\$820,000	Condo	548
300 E 54th St #9J	1-01346-0049	24-Oct-18	\$815,000	Coop	825
350 E 54th St #2D	1-01346-1222	19-Dec-18	\$800,000	Condo	818
400 E 56th St #9C	1-01367-0001	9-Nov-18	\$785,000	Coop	
45 Sutton Pl S #5J	1-01371-0014	6-Nov-18	\$780,000	Coop	1,000
400 E 56th St #28J	1-01367-0001	15-Nov-18	\$780,000	Coop	
60 Sutton Pl S #7FN	1-01365-0020	20-Dec-18	\$745,000	Coop	
300 E 54th St #11A	1-01346-0049	29-Oct-18	\$720,000	Coop	600
303 E 57th St #20B	1-01350-0001	17-Dec-18	\$700,000	Coop	1,300
400 E 56th St #4S	1-01367-0001	23-Oct-18	\$685,000	Coop	
419 E 57th St #2D	1-01369-0007	5-Oct-18	\$673,240	Coop	1,000
300 E 59th St #904	1-01351-0001	6-Dec-18	\$660,000	Coop	
345 E 54th St #2D	1-01347-0018	19-Nov-18	\$590,000	Coop	
420 E 55th St #3M	1-01366-0016	5-Nov-18	\$590,000	Coop	
345 E 54th St #3H	1-01347-0018	13-Nov-18	\$555,000	Coop	700
350 E 54th St #3C	1-01346-1218	27-Nov-18	\$555,000	Condo	470
433 E 56th St #1F	1-01368-0013	1-Oct-18	\$535,000	Coop	
400 E 59th St #10G	1-01370-0046	29-Oct-18	\$515,000	Coop	
333 E 53rd St #1C	1-01346-0014	22-Oct-18	\$506,000	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
40 Sutton Pl #4E	1-01370-1024	15-Oct-18	\$495,000	Condo	691
303 E 57th St #35C	1-01350-0001	5-Dec-18	\$400,000	Coop	1,100
345 E 54th St #3J	1-01347-0018	13-Nov-18	\$342,500	Coop	
303 E 57th St #27J	1-01350-0001	3-Oct-18	\$295,000	Coop	



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