

CENTRAL MIDTOWN

A quarterly analysis of residential sales
in Central Midtown, Manhattan

1st Quarter 2019

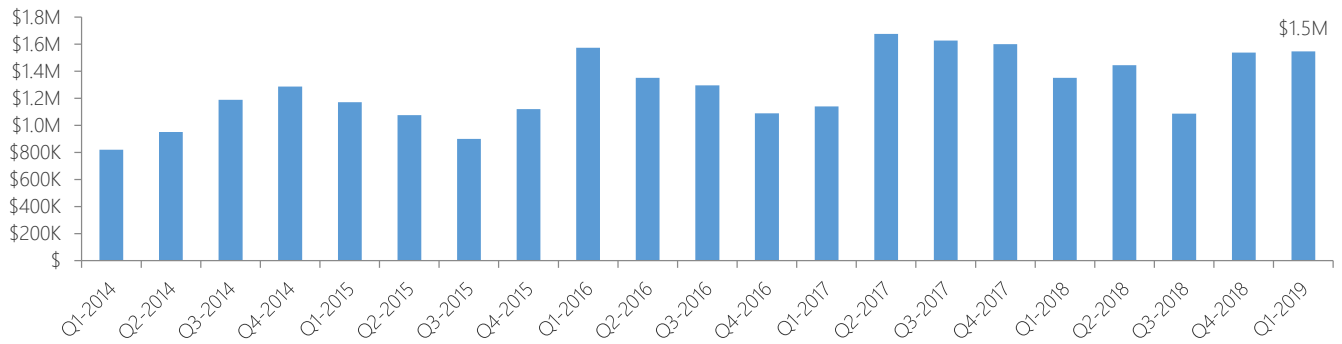


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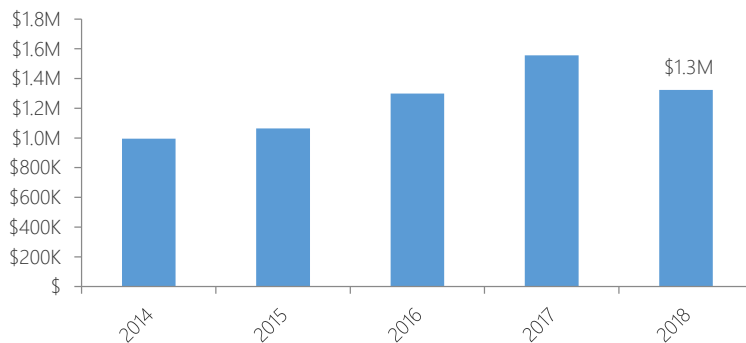


RESIDENTIAL STATS

Median Sale Price by Quarter

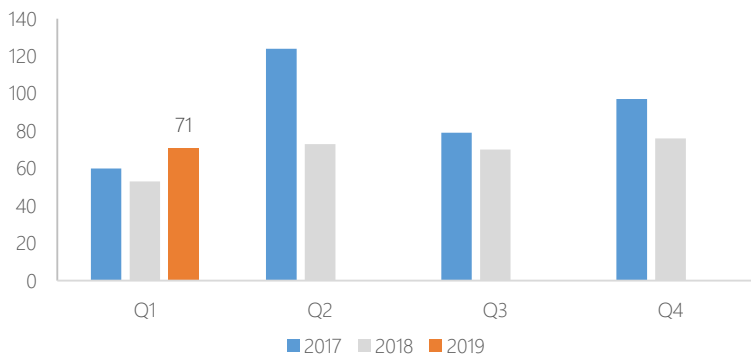


Median Sale Price by Year



Number of Transactions

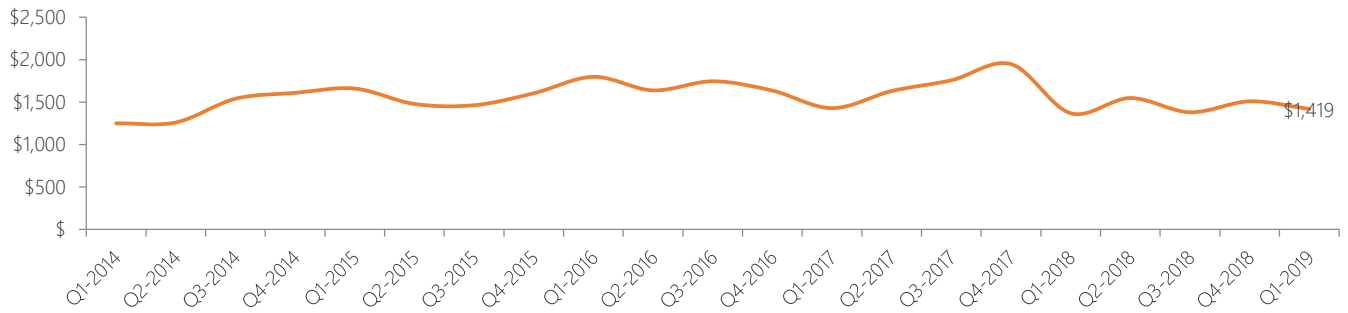
Quarter	2014	2015	2016	2017	2018	2019
Q1	74	66	98	60	53	71
Q2	94	94	91	124	73	
Q3	94	96	98	79	70	
Q4	94	90	74	97	76	



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Median Sale Price per Square Foot

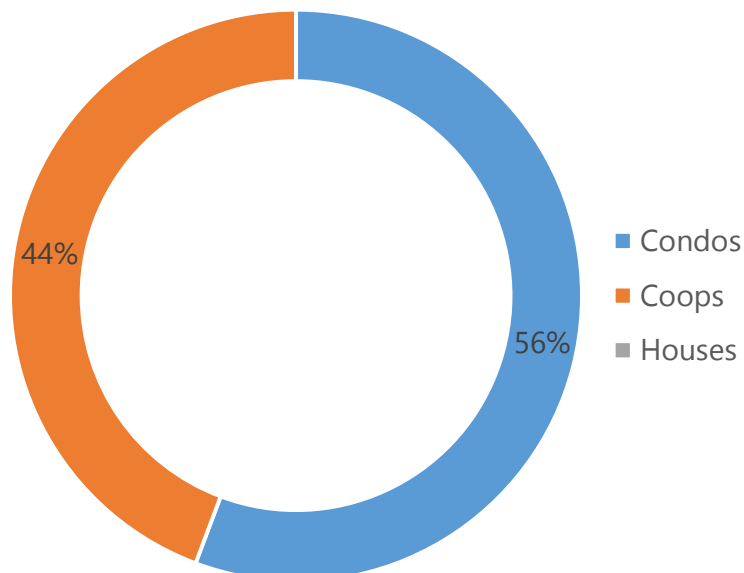


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,362,500	-10%	\$1,779	-14%	39
Coops	\$598,000	-15%	\$858	-8%	31
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
432 Park Ave #64A	1-01292-1412	14-Feb-19	\$75,000,000	Condo	8,038
432 Park Ave #95	1-01292-1456	29-Jan-19	\$30,691,657	Condo	3,952
1 Central Park S #2003	1-01274-1632	14-Mar-19	\$29,000,000	Condo	3,974
1 Central Park S #605	1-01274-1480	8-Mar-19	\$19,600,000	Condo	1,202
432 Park Ave #35B	1-01292-1357	19-Feb-19	\$15,000,000	Condo	4,003
500 Park Ave #37A	1-01294-1056	9-Jan-19	\$9,300,000	Condo	4,653
500 Park Ave #37B	1-01294-1056	9-Jan-19	\$9,300,000	Condo	4,653
100 E 53rd St #42A	1-01307-1174	25-Feb-19	\$5,426,968	Condo	
100 E 53rd St #17A	1-01307-1126	14-Jan-19	\$4,381,225	Condo	
100 E 53rd St #16A	1-01307-1124	22-Mar-19	\$4,350,678	Condo	
33 W 56th St #15A	1-01272-1041	15-Mar-19	\$4,000,000	Condo	2,016
1 Central Park S #905	1-01274-1513	8-Feb-19	\$3,900,000	Condo	1,212
100 E 53rd St #46B	1-01307-1181	22-Feb-19	\$3,770,275	Condo	
100 E 53rd St #42B	1-01307-1175	25-Feb-19	\$3,488,220	Condo	
24 Central Park S #2W	1-01274-0057	7-Jan-19	\$3,200,000	Coop	1,900
115 E 57th St #28A	1-01312-1069	26-Mar-19	\$2,950,000	Condo	1,741
721 Fifth Ave #42A	1-01292-1098	29-Mar-19	\$2,800,000	Condo	1,465
115 E 57th St #29A	1-01312-1077	26-Mar-19	\$2,500,000	Condo	1,831
100 E 53rd St #9A	1-01307-1114	4-Jan-19	\$2,500,000	Condo	
115 E 57th St #48A	1-01312-1229	22-Jan-19	\$2,400,000	Condo	1,741
18 W 48th St #34A	1-01263-1146	22-Feb-19	\$2,325,000	Condo	1,129
100 E 53rd St #17B	1-01307-1127	14-Jan-19	\$2,202,170	Condo	1,034
100 E 53rd St #19B	1-01307-1131	31-Jan-19	\$2,180,787	Condo	1,034
100 E 53rd St #20B	1-01307-1133	24-Jan-19	\$2,156,349	Condo	1,034
100 E 53rd St #18B	1-01307-1129	9-Jan-19	\$2,121,913	Condo	
100 E 53rd St #16B	1-01307-1125	4-Feb-19	\$2,120,710	Condo	
641 Fifth Ave #36C	1-01287-1115	30-Jan-19	\$2,118,000	Condo	1,287
100 E 53rd St #12B	1-01307-1119	30-Jan-19	\$1,927,243	Condo	1,034
222 E 58th St #17FG	1-01331-1203	7-Feb-19	\$1,775,000	Coop	
207 E 57th St #5A	1-01331-1307	28-Jan-19	\$1,750,000	Condo	1,230
207 E 57th St #6A	1-01331-1307	28-Jan-19	\$1,750,000	Condo	1,230
5 E 44th St #18	1-01279-1022	21-Feb-19	\$1,580,000	Condo	1,277
250 E 54th St #20F	1-01327-1221	27-Mar-19	\$1,562,500	Condo	1,253
200 E 57th St #3B	1-01330-0004	12-Feb-19	\$1,547,500	Coop	
475 Park Ave #5C	1-01312-0069	6-Feb-19	\$1,500,000	Coop	
725 Fifth Ave #31H	1-01292-1017	10-Jan-19	\$1,425,000	Condo	1,052
110 E 57th St #10FG	1-01311-0065	21-Feb-19	\$1,390,000	Coop	
200 E 57th St #10A	1-01330-0004	28-Feb-19	\$1,350,000	Coop	
200 E 57th St #11N	1-01330-0004	8-Feb-19	\$1,300,000	Coop	1,490
15 W 53rd St #34C	1-01269-1172	15-Mar-19	\$1,150,000	Condo	973
235 E 55th St #40C	1-01329-1025	14-Feb-19	\$1,100,000	Condo	777
222 E 58th St #17B	1-01331-1203	4-Feb-19	\$1,055,000	Coop	1,250
24 W 55th St #7CD	1-01270-0020	5-Feb-19	\$970,000	Coop	
135 E 54th St #5K	1-01309-1138	29-Mar-19	\$849,000	Condo	864
27 W 55th St #72	1-01271-0021	26-Feb-19	\$765,000	Coop	
77 W 55th St #14D	1-01271-1404	23-Jan-19	\$695,000	Condo	566
211 E 53rd St #9L	1-01327-1003	22-Mar-19	\$692,000	Coop	
222 E 58th St #11C	1-01331-1203	3-Jan-19	\$655,000	Coop	950
245 E 54th St #10L	1-01328-0021	6-Feb-19	\$630,000	Coop	
222 E 58th St #20E	1-01331-1203	26-Feb-19	\$599,000	Coop	



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227 E 57th St #3B	1-01331-0014	13-Feb-19	\$598,000	Coop	
465 Park Ave #24S	1-01312-1302	18-Jan-19	\$575,000	Coop	
153 E 57th St #9E	1-01312-0028	8-Feb-19	\$560,000	Coop	
77 W 55th St #7A	1-01271-0701	25-Jan-19	\$521,000	Condo	400
153 E 57th St #19G	1-01312-0028	21-Feb-19	\$510,000	Coop	540
240 E 55th St #7E	1-01328-0030	8-Feb-19	\$505,000	Coop	
240 E 55th St #7D	1-01328-0030	23-Jan-19	\$486,499	Coop	650
111 E 56th St #412	1-01311-0005	12-Feb-19	\$480,000	Coop	
245 E 54th St #18J	1-01328-0021	6-Feb-19	\$477,000	Coop	440
211 E 53rd St #10H	1-01327-1003	8-Mar-19	\$470,000	Coop	600
211 E 53rd St #9H	1-01327-1003	7-Jan-19	\$435,000	Coop	
153 E 57th St #6C	1-01312-0028	13-Mar-19	\$410,000	Coop	450
240 E 55th St #3B	1-01328-0030	6-Mar-19	\$405,000	Coop	
220 E 54th St #6F	1-01327-0037	14-Mar-19	\$350,000	Coop	
231 E 54th St #3A	1-01328-0017	19-Mar-19	\$320,000	Coop	385
2 E 55th St #1035	1-01290-1232	29-Mar-19	\$230,000	Condo	1,458
24 W 55th St #VESTI	1-01270-0020	7-Feb-19	\$24,544	Coop	



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