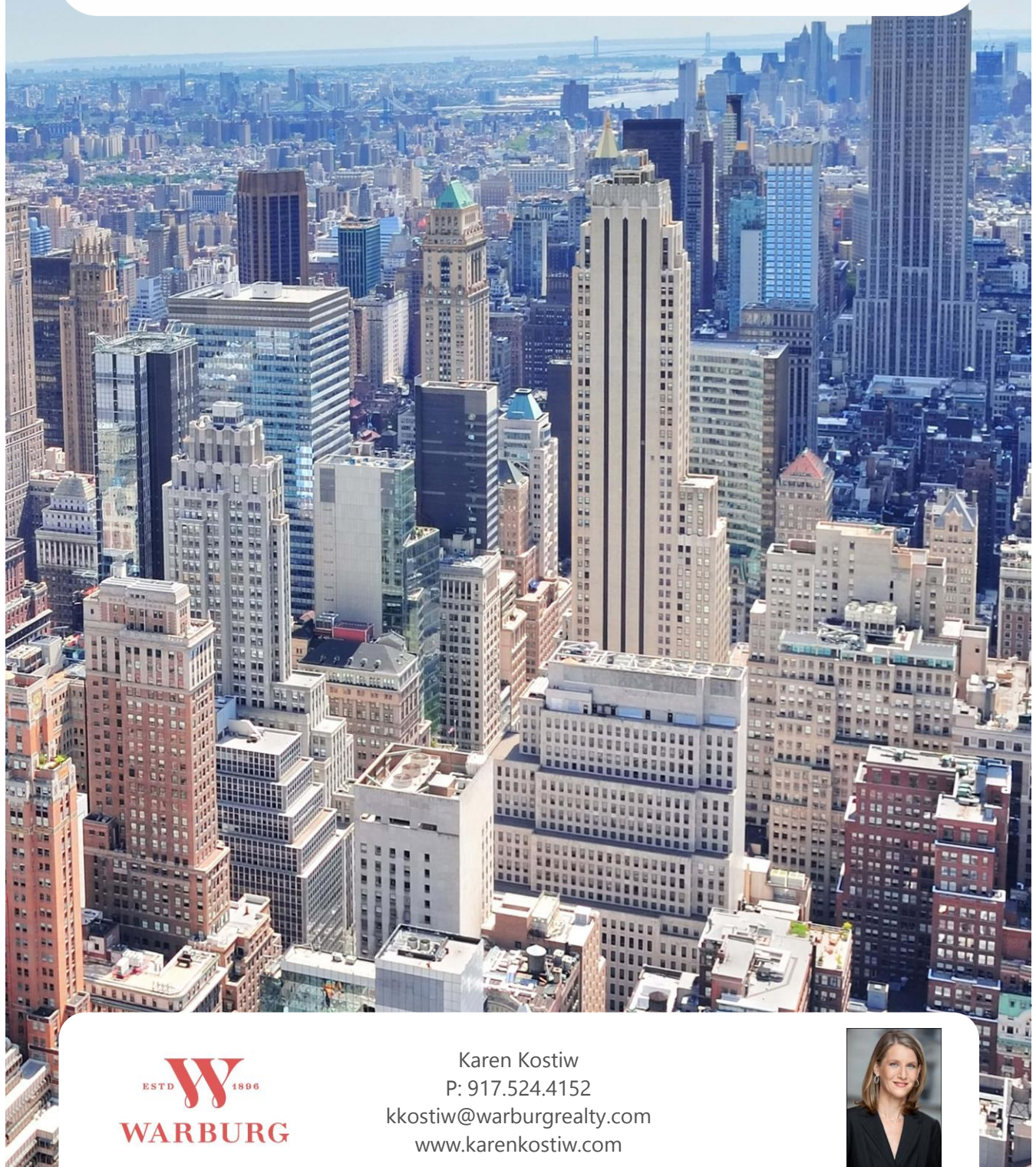


# CENTRAL PARK SOUTH

A quarterly analysis of residential sales  
in Central Park South, Manhattan

1st Quarter 2019



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# Residential Market Report, 1st Quarter 2019

## Central Park South, Manhattan

### SUMMARY

MEDIAN SALE PRICE

**\$3.1M**

138% YoY

NO. OF TRANSACTIONS

**38**

81% YoY

MEDIAN PRICE/SQ.FT.

**\$2,566**

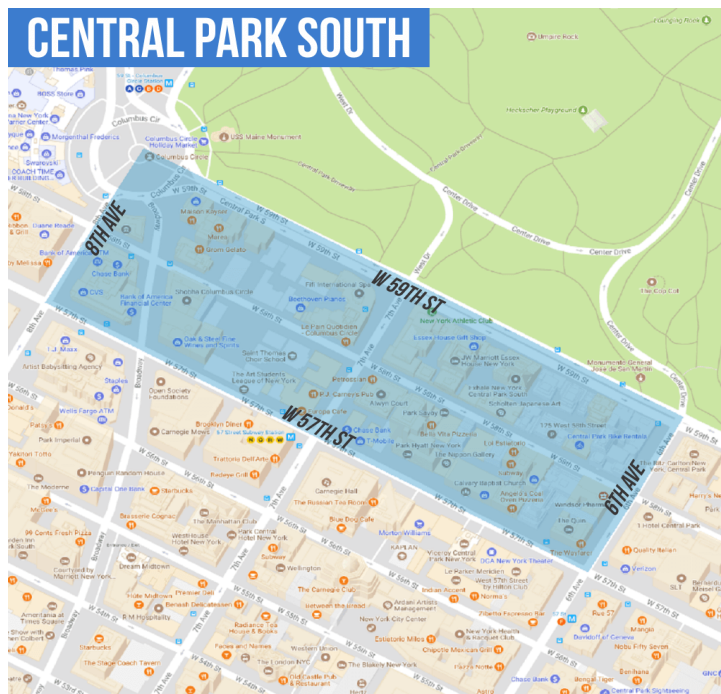
64% YoY

MANHATTAN  
MEDIAN SALE PRICE

**\$1.12M**

3% YoY

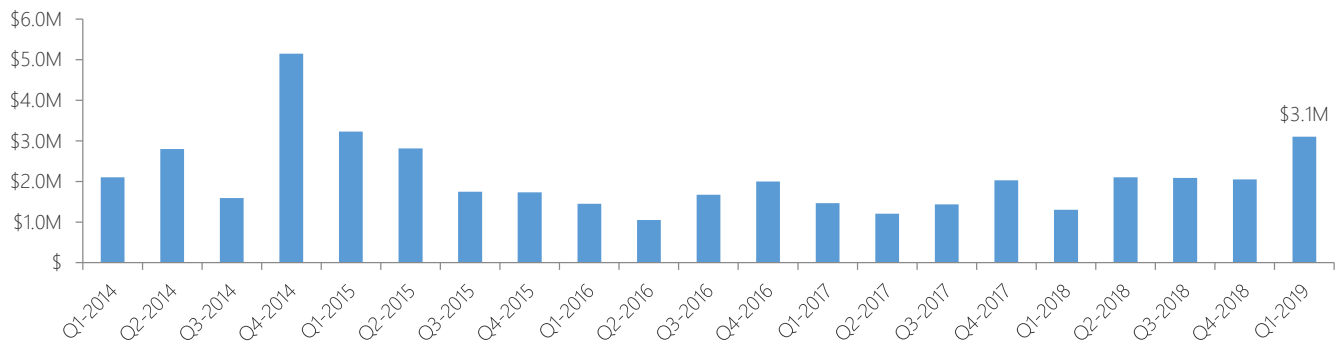
### NEIGHBORHOOD BOUNDARIES



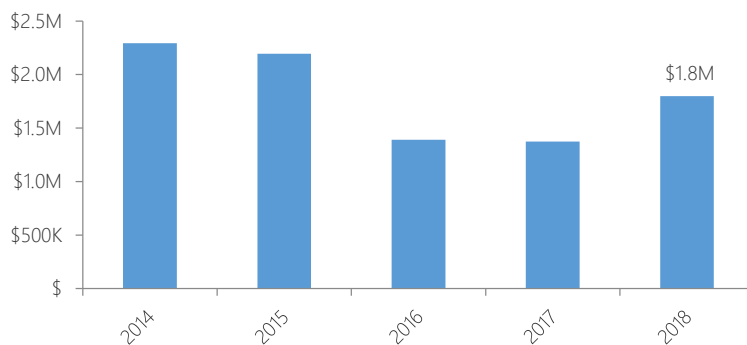


## RESIDENTIAL STATS

### Median Sale Price by Quarter

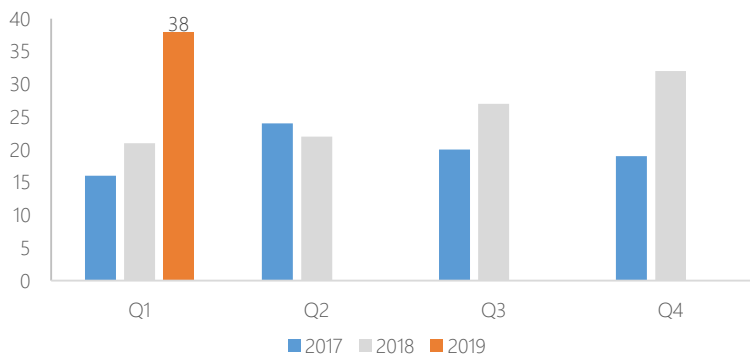


### Median Sale Price by Year



### Number of Transactions

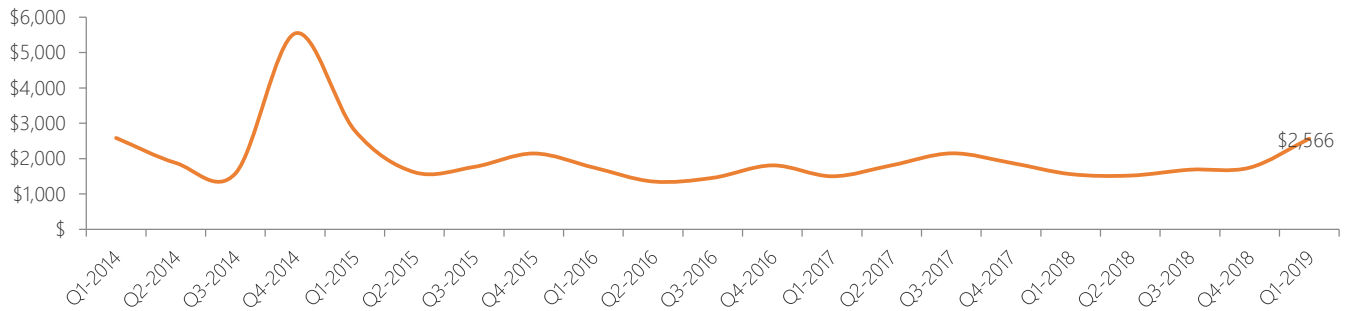
| Quarter | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 |
|---------|------|------|------|------|------|------|
| Q1      | 28   | 35   | 23   | 16   | 21   | 38   |
| Q2      | 61   | 32   | 28   | 24   | 22   |      |
| Q3      | 30   | 29   | 25   | 20   | 27   |      |
| Q4      | 30   | 27   | 25   | 19   | 32   |      |



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## Median Sale Price per Square Foot

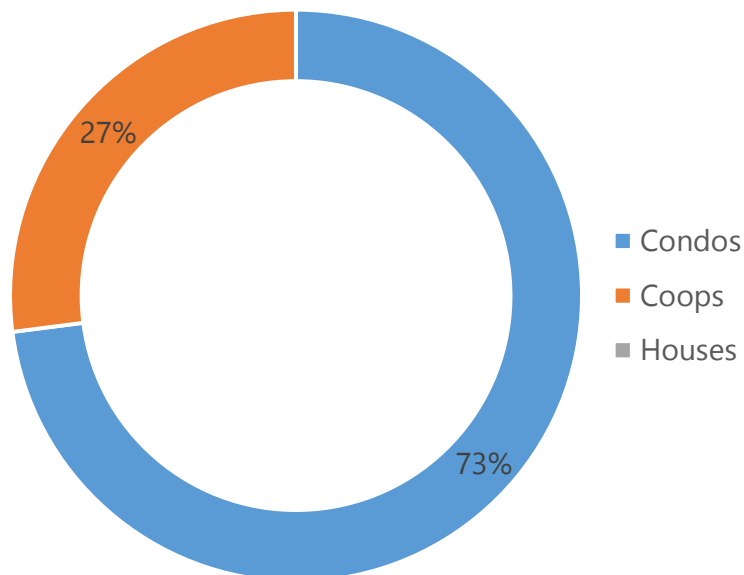


## RESIDENTIAL SALES BREAKDOWN

### Type of Residential Properties Sold

| Property Type | Median sale price | Y-o-Y | Median sale price/sqft | Y-o-Y | Transactions |
|---------------|-------------------|-------|------------------------|-------|--------------|
| Condos        | \$4,043,206       | 161%  | \$2,640                | 76%   | 27           |
| Coops         | \$1,200,000       | -7%   | \$884                  | -49%  | 10           |
| Houses        | -                 | -     | -                      | -     | 0            |

### Number of Sales by Building Type



## LIST OF TRANSACTIONS

| Address                  | BBL          | Sale date | Sale price    | Property type | Sqft  |
|--------------------------|--------------|-----------|---------------|---------------|-------|
| 220 Central Park S #50   | 1-01030-1082 | 23-Jan-19 | \$239,958,219 | Condo         |       |
| 220 Central Park S #35A  | 1-01030-1058 | 5-Feb-19  | \$33,500,000  | Condo         |       |
| 220 Central Park S #33A  | 1-01030-1054 | 3-Jan-19  | \$30,191,113  | Condo         |       |
| 220 Central Park S #42A  | 1-01030-1071 | 21-Mar-19 | \$23,725,225  | Condo         |       |
| 220 Central Park S #41A  | 1-01030-1069 | 28-Feb-19 | \$23,419,750  | Condo         |       |
| 220 Central Park S #39A  | 1-01030-1065 | 15-Feb-19 | \$22,808,800  | Condo         |       |
| 220 Central Park S #38A  | 1-01030-1063 | 25-Feb-19 | \$22,503,325  | Condo         |       |
| 220 Central Park S #37A  | 1-01030-1061 | 19-Feb-19 | \$22,197,850  | Condo         |       |
| 157 W 57th St #60B       | 1-01010-1671 | 29-Jan-19 | \$22,158,995  | Condo         | 4,193 |
| 157 W 57th St #35F       | 1-01010-1718 | 6-Feb-19  | \$9,020,030   | Condo         |       |
| 160 Central Park S #1201 | 1-01011-1427 | 20-Mar-19 | \$8,500,000   | Condo         | 2,327 |
| 160 Central Park S #3301 | 1-01011-1728 | 6-Mar-19  | \$7,250,000   | Condo         | 1,584 |
| 230 Central Park S #18C  | 1-01030-0048 | 20-Feb-19 | \$7,000,000   | Coop          |       |
| 157 W 57th St #36A       | 1-01010-1719 | 6-Mar-19  | \$4,217,062   | Condo         |       |
| 157 W 57th St #40E       | 1-01010-1618 | 6-Feb-19  | \$3,869,350   | Condo         | 1,287 |
| 120 Central Park S #15AB | 1-01011-0042 | 28-Mar-19 | \$3,750,000   | Coop          |       |
| 157 W 57th St #36D       | 1-01010-1722 | 19-Mar-19 | \$3,252,046   | Condo         |       |
| 171 W 57th St #5A        | 1-01010-1312 | 9-Jan-19  | \$3,100,000   | Condo         | 1,948 |
| 100 Central Park S #4A   | 1-01011-7014 | 8-Mar-19  | \$2,888,000   | Condo         | 941   |
| 200 Central Park S #11   | 1-01030-0029 | 25-Mar-19 | \$2,800,000   | Coop          |       |
| 160 Central Park S #3007 | 1-01011-1706 | 7-Feb-19  | \$2,250,000   | Condo         | 829   |
| 100 Central Park S #11D  | 1-01011-7062 | 8-Jan-19  | \$2,150,000   | Condo         | 838   |
| 116 Central Park S #8A   | 1-01011-5043 | 14-Jan-19 | \$2,100,000   | Condo         | 1,200 |
| 220 Central Park S #19G  | 1-01030-1015 | 28-Feb-19 | \$1,807,394   | Condo         |       |
| 220 Central Park S #18K  | 1-01030-1008 | 3-Jan-19  | \$1,781,938   | Condo         |       |
| 140 W 58th St #4B        | 1-01010-1002 | 29-Jan-19 | \$1,660,000   | Coop          |       |
| 106 Central Park S #4G   | 1-01011-4105 | 27-Feb-19 | \$1,625,000   | Condo         | 1,197 |
| 220 Central Park S #19F  | 1-01030-1014 | 4-Mar-19  | \$1,555,000   | Condo         |       |
| 160 Central Park S #760  | 1-01011-1240 | 16-Jan-19 | \$1,450,000   | Condo         | 1,141 |
| 200 Central Park S #12J  | 1-01030-0029 | 25-Mar-19 | \$1,200,000   | Coop          |       |
| 116 Central Park S #5E   | 1-01011-5024 | 11-Feb-19 | \$925,000     | Condo         | 595   |
| 205 W 57th St #6DD       | 1-01029-0027 | 11-Feb-19 | \$922,000     | Coop          |       |
| 120 Central Park S #4F   | 1-01011-0042 | 8-Mar-19  | \$710,000     | Coop          |       |
| 152 W 58th St #2C        | 1-01010-0053 | 14-Feb-19 | \$600,000     | Coop          |       |
| 135 W 58th St #7D        | 1-01011-6003 | 28-Mar-19 | \$442,000     | Coop          | 500   |



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