

FLATIRON DISTRICT

A quarterly analysis of residential sales
in Flatiron District, Manhattan

1st Quarter 2019



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Residential Market Report, 1st Quarter 2019

Flatiron District, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$2.03M

35% YoY

NO. OF TRANSACTIONS

44

13% YoY

MEDIAN PRICE/SQ.FT.

\$1,438

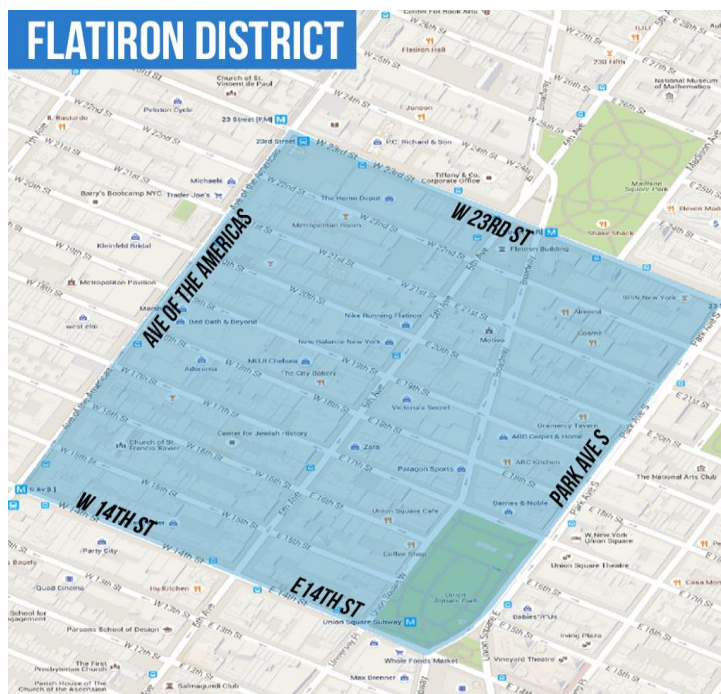
-14% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.12M

3% YoY

NEIGHBORHOOD BOUNDARIES

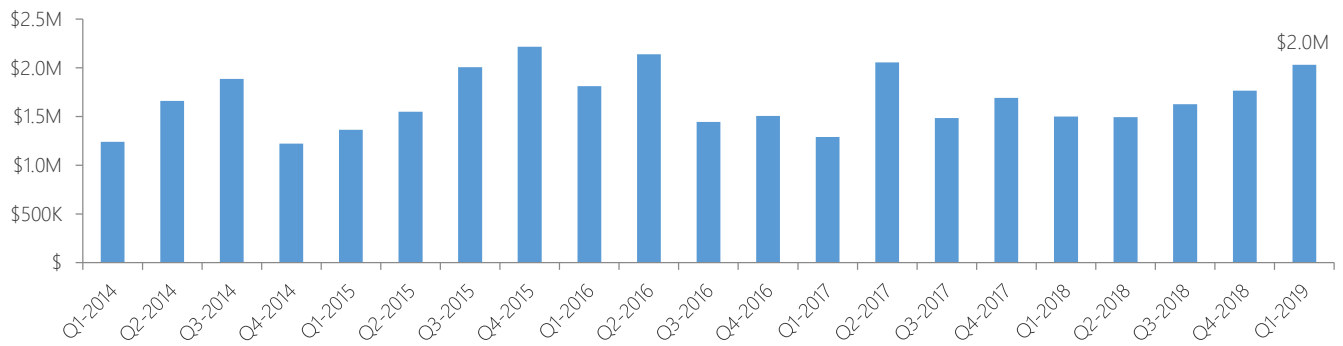


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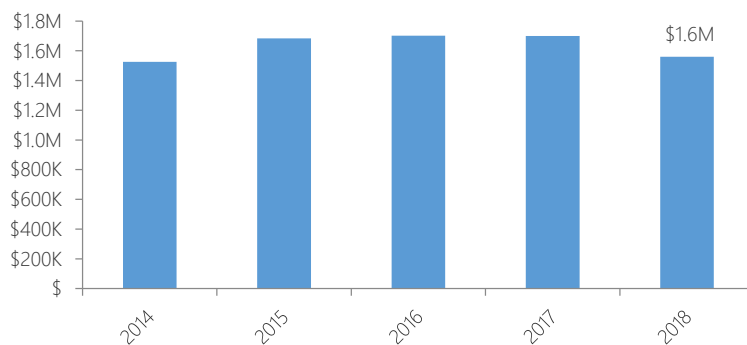


RESIDENTIAL STATS

Median Sale Price by Quarter

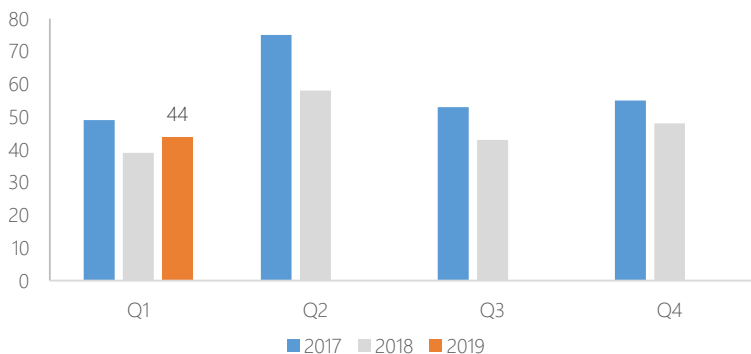


Median Sale Price by Year



Number of Transactions

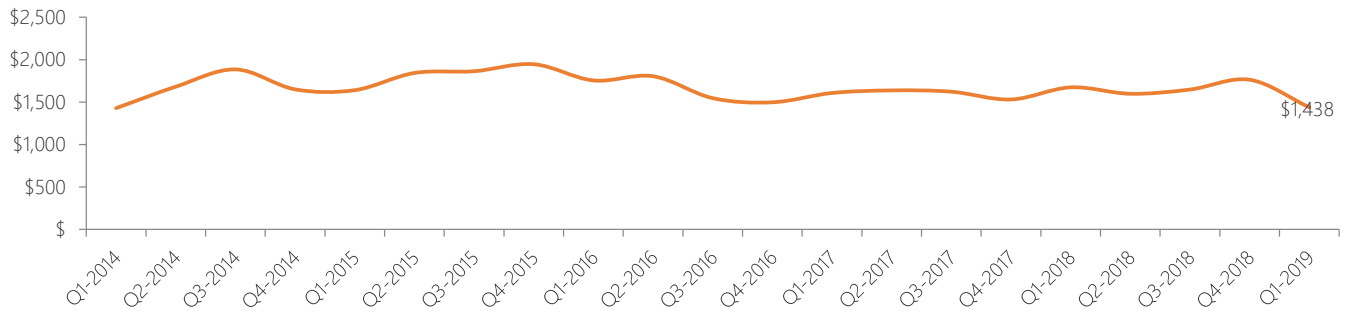
Quarter	2014	2015	2016	2017	2018	2019
Q1	55	56	50	49	39	44
Q2	82	68	53	75	58	
Q3	80	84	54	53	43	
Q4	50	48	41	55	48	



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Median Sale Price per Square Foot

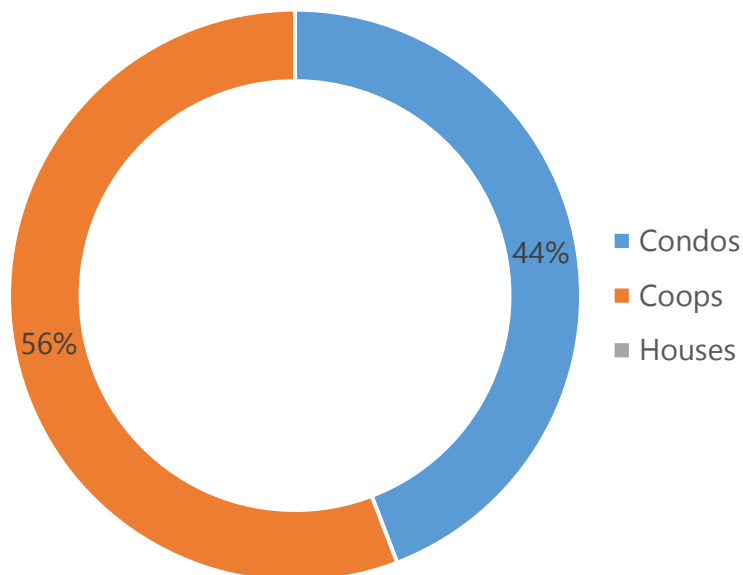


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,585,997	12%	\$1,730	-6%	19
Coops	\$1,210,000	27%	\$1,257	-6%	24
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
141 Fifth Ave #11	1-00849-1409	18-Mar-19	\$4,600,000	Condo	1,819
141 Fifth Ave #32	1-00849-1426	13-Feb-19	\$3,950,000	Condo	1,819
55 W 17th St #804	1-00819-1329	22-Mar-19	\$3,775,000	Condo	
18 E 18th St #4E	1-00846-0064	24-Jan-19	\$3,750,000	Coop	3,000
26 E 22nd St #6	1-00850-0059	11-Mar-19	\$3,100,000	Coop	2,700
29 W 19th St #4FL	1-00821-1110	20-Feb-19	\$2,900,000	Condo	1,816
16 E 17th St #5FL	1-00844-0033	29-Mar-19	\$2,800,000	Coop	
108 Fifth Ave #20B	1-00817-1052	5-Feb-19	\$2,800,000	Condo	1,989
254 Park Ave S #7AC	1-00849-1658	15-Feb-19	\$2,700,000	Condo	1,476
55 W 17th St #601	1-00819-1318	15-Mar-19	\$2,700,000	Condo	
29 W 19th St #3FL	1-00821-1109	22-Feb-19	\$2,650,000	Condo	1,816
55 W 17th St #501	1-00819-1314	18-Mar-19	\$2,621,994	Condo	
55 W 17th St #701	1-00819-1322	15-Feb-19	\$2,550,000	Condo	
21 E 22nd St #6E	1-00851-0013	22-Jan-19	\$2,500,000	Coop	
260 Park Ave S #5H	1-00849-1239	11-Jan-19	\$2,470,000	Condo	1,281
63 W 17th St #4B	1-00819-1208	24-Jan-19	\$2,400,000	Condo	1,361
222 Park Ave S #3A	1-00847-0038	24-Jan-19	\$2,385,000	Coop	1,500
16 W 19th St #11C	1-00820-1355	11-Feb-19	\$2,375,000	Condo	1,987
4 W 21st St #14B	1-00822-0045	22-Feb-19	\$2,350,000	Coop	1,674
141 Fifth Ave #22	1-00849-1418	8-Feb-19	\$2,200,000	Condo	1,203
7 E 14th St #1406	1-00842-0007	4-Feb-19	\$2,030,000	Coop	
16 W 16th St #8SN	1-00817-0029	16-Jan-19	\$1,800,000	Coop	
54 W 16th St #15B	1-00817-0085	23-Jan-19	\$1,700,000	Coop	1,200
650 Sixth Ave #3L	1-00821-1324	24-Jan-19	\$1,620,000	Condo	1,090
40 W 22nd St #7C	1-00823-0065	7-Feb-19	\$1,410,000	Coop	
108 Fifth Ave #8C	1-00817-1021	19-Feb-19	\$1,400,000	Condo	825
16 W 16th St #11DN	1-00817-0029	24-Jan-19	\$1,350,000	Coop	
7 E 14th St #709	1-00842-0007	12-Mar-19	\$1,210,000	Coop	875
5 E 22nd St #29B	1-00851-1066	3-Jan-19	\$1,200,000	Condo	585
50 W 15th St #9C	1-00816-1342	14-Jan-19	\$1,100,000	Condo	678
69 Fifth Ave #3F	1-00842-1002	12-Mar-19	\$1,075,000	Coop	
16 W 16th St #10JN	1-00817-0029	12-Mar-19	\$994,000	Coop	725
7 E 14th St #1619	1-00842-0007	22-Mar-19	\$960,000	Coop	812
10 W 15th St #717	1-00816-0031	8-Jan-19	\$900,000	Coop	850
10 W 15th St #417	1-00816-0031	17-Jan-19	\$867,500	Coop	
54 W 16th St #2C	1-00817-0085	23-Jan-19	\$834,000	Coop	
10 W 15th St #403	1-00816-0031	18-Mar-19	\$821,500	Coop	650
7 E 14th St #907	1-00842-0007	25-Mar-19	\$750,000	Coop	625
10 W 15th St #326	1-00816-0031	14-Mar-19	\$525,000	Coop	
10 W 15th St #224	1-00816-0031	7-Feb-19	\$515,000	Coop	
105 Fifth Ave	1-00846-0071	28-Mar-19	\$18,888	Coop	1,500



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