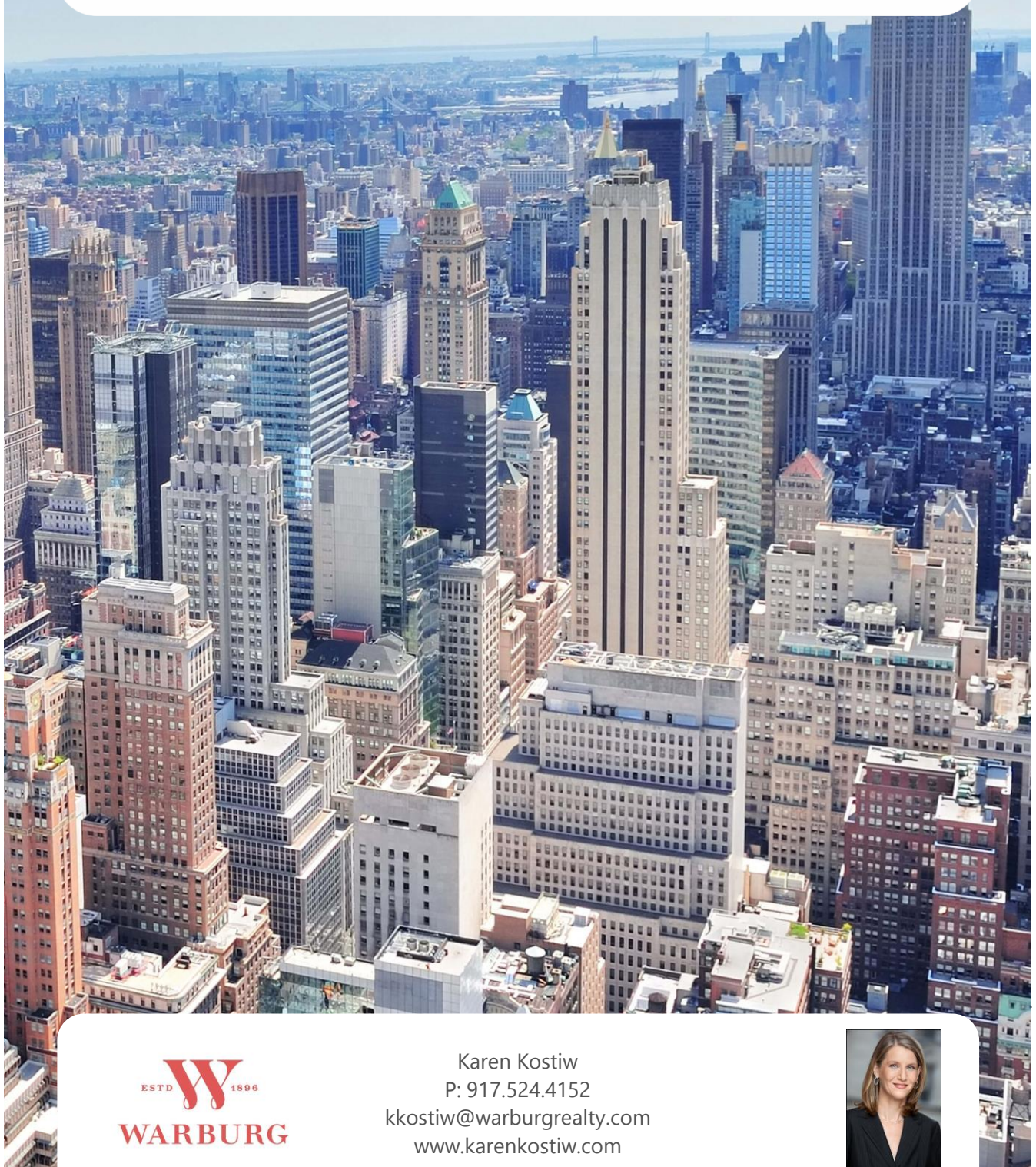


MIDTOWN MANHATTAN

A quarterly analysis of residential sales
in Midtown Manhattan, Manhattan

1st Quarter 2019



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Residential Market Report, 1st Quarter 2019

Midtown Manhattan, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.17M

18% YoY

NO. OF TRANSACTIONS

776

2% YoY

MEDIAN PRICE/SQ.FT.

\$1,358

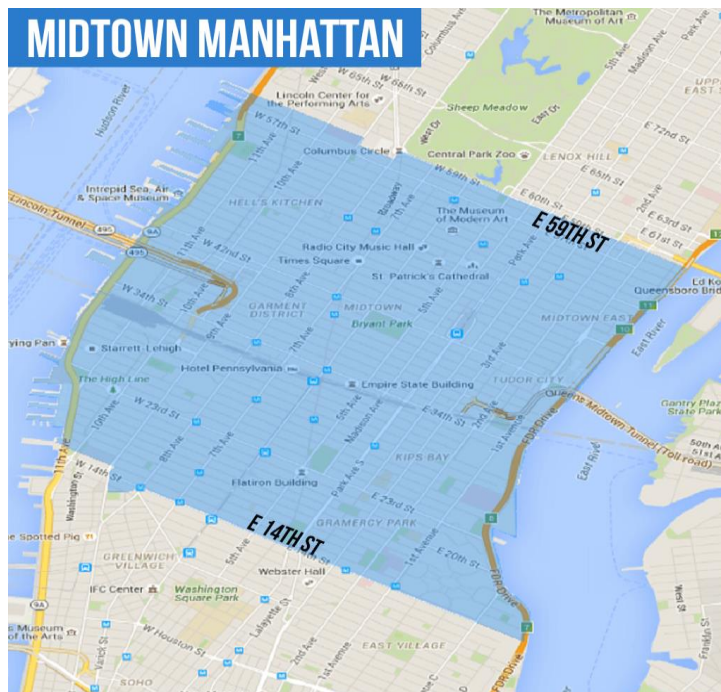
0% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.12M

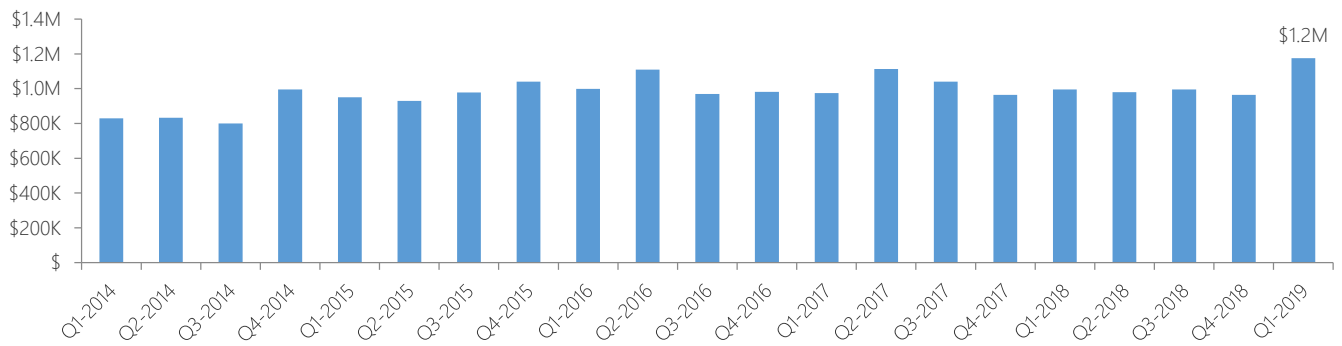
3% YoY

NEIGHBORHOOD BOUNDARIES

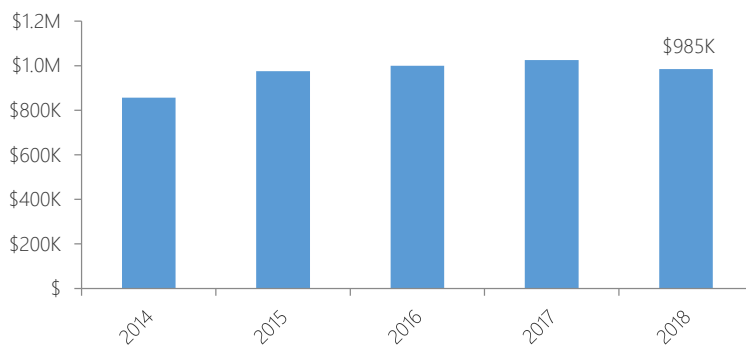


RESIDENTIAL STATS

Median Sale Price by Quarter

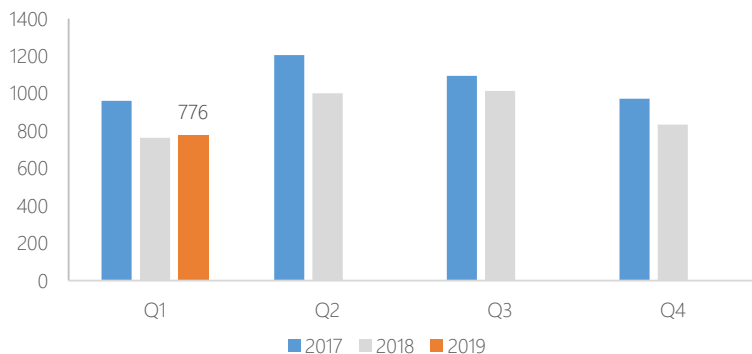


Median Sale Price by Year



Number of Transactions

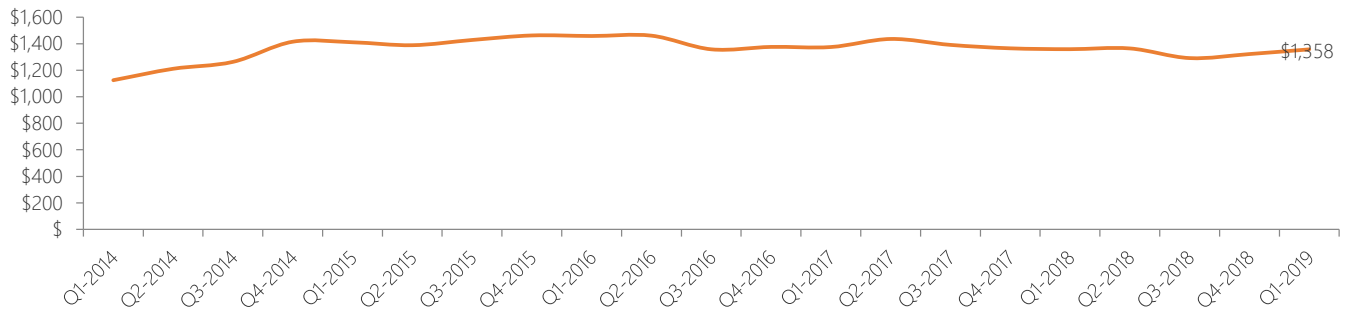
Quarter	2014	2015	2016	2017	2018	2019
Q1	1015	1015	1109	961	764	776
Q2	1256	1311	1246	1205	1001	
Q3	1335	1342	1101	1095	1014	
Q4	1130	1164	1012	973	834	



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Median Sale Price per Square Foot

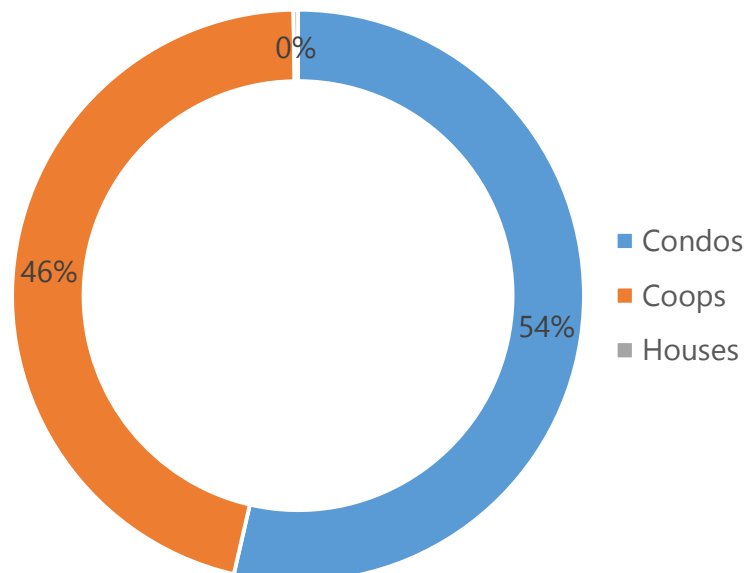


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,850,000	21%	\$1,496	-4%	416
Coops	\$725,229	1%	\$1,007	0%	358
Houses	\$3,934,375	-51%	\$1,005	-49%	2

Number of Sales by Building Type



TOP 100 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	
432 Park Ave #64A	1-01292-1412	14-Feb-19	\$75,000,000	Condo	8,038
220 Central Park S #35A	1-01030-1058	5-Feb-19	\$33,500,000	Condo	
432 Park Ave #95	1-01292-1456	29-Jan-19	\$30,691,657	Condo	3,952
220 Central Park S #33A	1-01030-1054	3-Jan-19	\$30,191,113	Condo	
1 Central Park S #2003	1-01274-1632	14-Mar-19	\$29,000,000	Condo	3,974
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
1 Central Park S #605	1-01274-1480	8-Mar-19	\$19,600,000	Condo	1,202
50-825 United Nations Plz #PH38	1-01339-1185	15-Mar-19	\$15,900,000	Condo	5,893
432 Park Ave #35B	1-01292-1357	19-Feb-19	\$15,000,000	Condo	4,003
508 W 24th St #PHN	1-00695-2012	4-Feb-19	\$10,700,000	Condo	3,263
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
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
465 W 23rd St #RCU1	1-00721-1008	12-Mar-19	\$7,367,000	Coop	
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	
212 Fifth Ave #9B	1-00827-1021	30-Jan-19	\$6,650,000	Condo	
50 Gramercy Park N #PH	1-00877-0013	13-Feb-19	\$6,400,000	Coop	4,235
215 E 19th St #14C	1-00900-1108	30-Jan-19	\$6,337,305	Condo	
260 Fifth Ave #7	1-00830-0042	4-Mar-19	\$6,255,000	Coop	
1 Lexington Ave #4B	1-00877-0022	10-Jan-19	\$6,100,000	Coop	
90 Lexington Ave #PHB	1-00882-1152	29-Mar-19	\$6,094,236	Condo	
215 E 19th St #12C	1-00900-1100	20-Feb-19	\$6,025,000	Condo	
215 E 19th St #12E	1-00900-1102	29-Jan-19	\$5,920,576	Condo	2,519
215 E 19th St #15E	1-00900-1118	14-Mar-19	\$5,885,000	Condo	
215 E 19th St #14E	1-00900-1110	27-Feb-19	\$5,780,000	Condo	
100 E 53rd St #42A	1-01307-1174	25-Feb-19	\$5,426,968	Condo	
88 Lexington Ave #905	1-00882-1244	4-Feb-19	\$5,312,916	Condo	
117 W 21st St #3	1-00797-1903	3-Jan-19	\$5,243,947	Condo	
90 Lexington Ave #PHC	1-00882-1151	14-Jan-19	\$5,236,177	Condo	
16 W 40th St #26A	1-00841-1044	11-Mar-19	\$5,203,258	Condo	
545 W 30th St #35A	1-00702-1107	19-Mar-19	\$5,044,088	Condo	1,777
545 W 30th St #31A	1-00702-1071	6-Mar-19	\$4,937,824	Condo	1,780
10 Madison Sq W #17C	1-00826-1107	13-Feb-19	\$4,850,000	Condo	1,779
959 First Ave #TC3	1-01345-1230	11-Feb-19	\$4,799,000	Condo	1,926
959 First Ave #TC1	1-01345-1228	17-Jan-19	\$4,700,000	Condo	1,947
215 E 19th St #10G	1-00900-1088	15-Mar-19	\$4,635,000	Condo	
141 Fifth Ave #11	1-00849-1409	18-Mar-19	\$4,600,000	Condo	1,819
155 Lexington Ave	1-00885-0065	23-Jan-19	\$4,400,000	House	4,125
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	
545 W 30th St #29G	1-00702-1059	25-Feb-19	\$4,348,750	Condo	1,464
545 W 30th St #28G	1-00702-1050	22-Mar-19	\$4,332,250	Condo	1,464



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Address	BBL	Sale date	Sale price	Property type	Sqft
545 W 30th St #26G	1-00702-1032	14-Feb-19	\$4,304,750	Condo	1,464
157 W 57th St #36A	1-01010-1719	6-Mar-19	\$4,217,062	Condo	
215 E 19th St #3C	1-00900-1020	25-Feb-19	\$4,100,000	Condo	
417 W 53rd St #TH417	1-01063-1107	10-Jan-19	\$4,100,000	Condo	2,746
252 Seventh Ave #10P	1-00774-1203	18-Jan-19	\$4,000,000	Condo	2,154
33 W 56th St #15A	1-01272-1041	15-Mar-19	\$4,000,000	Condo	2,016
212 Fifth Ave #14C	1-00827-1034	17-Jan-19	\$4,000,000	Condo	
322 W 57th St #48H	1-01047-2480	8-Feb-19	\$4,000,000	Condo	1,588
845 United Nations Plz #60A	1-01340-1191	28-Feb-19	\$4,000,000	Condo	2,009
318 W 47th St #1	1-01037-1101	13-Mar-19	\$3,990,000	Condo	
141 Fifth Ave #32	1-00849-1426	13-Feb-19	\$3,950,000	Condo	1,819
146 W 22nd St #4	1-00797-1404	21-Mar-19	\$3,915,000	Condo	2,603
1 Central Park S #905	1-01274-1513	8-Feb-19	\$3,900,000	Condo	1,212
545 W 30th St #34D	1-00702-1101	18-Mar-19	\$3,878,750	Condo	1,564
157 W 57th St #40E	1-01010-1618	6-Feb-19	\$3,869,350	Condo	1,287
545 W 30th St #31D	1-00702-1074	27-Mar-19	\$3,868,699	Condo	1,074
545 W 30th St #35D	1-00702-1110	25-Mar-19	\$3,855,850	Condo	1,563
545 W 30th St #32D	1-00702-1083	12-Mar-19	\$3,849,250	Condo	1,567
545 W 30th St #27D	1-00702-1038	7-Mar-19	\$3,825,353	Condo	1,571
177 Ninth Ave #3H	1-00718-1004	13-Feb-19	\$3,800,000	Coop	1,787
350 W 42nd St #58H	1-01032-1529	13-Mar-19	\$3,800,000	Condo	794
88 Lexington Ave #TH1	1-00882-1201	23-Jan-19	\$3,791,410	Condo	
88 Lexington Ave #405	1-00882-1215	3-Jan-19	\$3,779,800	Condo	
88 Lexington Ave #1201	1-00882-1260	1-Mar-19	\$3,778,516	Condo	
55 W 17th St #804	1-00819-1329	22-Mar-19	\$3,775,000	Condo	
100 E 53rd St #46B	1-01307-1181	22-Feb-19	\$3,770,275	Condo	
16 W 40th St #26C	1-00841-1046	22-Feb-19	\$3,765,000	Condo	
545 W 30th St #28D	1-00702-1047	26-Feb-19	\$3,754,250	Condo	1,571
120 Central Park S #15AB	1-01011-0042	28-Mar-19	\$3,750,000	Coop	
18 E 18th St #4E	1-00846-0064	24-Jan-19	\$3,750,000	Coop	3,000
303 E 49th St #22	1-01342-1121	15-Jan-19	\$3,650,000	Condo	2,432
121 E 22nd St	1-00878-1135	12-Feb-19	\$3,640,000	Condo	
16 W 40th St #25C	1-00841-1043	23-Jan-19	\$3,620,000	Condo	1,329
11 W 30th St #9R	1-00832-0032	14-Jan-19	\$3,600,000	Coop	2,946
61 Irving Pl #5CD	1-00873-0059	5-Feb-19	\$3,500,000	Coop	
500 W 53rd St #7B	1-01081-1105	5-Feb-19	\$3,500,000	Condo	2,210
100 E 53rd St #42B	1-01307-1175	25-Feb-19	\$3,488,220	Condo	
150 E 38th St	1-00893-0058	18-Mar-19	\$3,468,750	House	3,680
121 E 22nd St #N306	1-00878-1018	29-Mar-19	\$3,453,250	Condo	
141 W 24th St #RES6	1-00800-1206	10-Jan-19	\$3,375,000	Condo	2,500
157 W 57th St #36D	1-01010-1722	19-Mar-19	\$3,252,046	Condo	
121 W 19th St #3E	1-00795-1012	30-Jan-19	\$3,250,000	Condo	2,427
24 Central Park S #2W	1-01274-0057	7-Jan-19	\$3,200,000	Coop	1,900
50-825 United Nations Plz #14A	1-01339-1134	1-Mar-19	\$3,175,000	Condo	1,636
454 W 54th St #PHA	1-01063-1295	16-Jan-19	\$3,100,000	Condo	1,702
171 W 57th St #5A	1-01010-1312	9-Jan-19	\$3,100,000	Condo	1,948
26 E 22nd St #6	1-00850-0059	11-Mar-19	\$3,100,000	Coop	2,700
34 Gramercy Park E #7AF	1-00876-0018	14-Jan-19	\$3,075,000	Coop	
225 E 19th St #100	1-00900-1142	21-Mar-19	\$3,050,000	Condo	
209 W 14th St #6B	1-00764-1315	20-Mar-19	\$3,026,953	Condo	



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