

SUTTON PLACE

A quarterly analysis of residential sales
in Sutton Place, Manhattan

Ist Quarter 2019



Karen Kostiw
P: 917.524.4152
kkostiw@warburgrealty.com
www.karenkostiw.com



Residential Market Report, 1st Quarter 2019

Sutton Place, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.21M

27% YoY

NO. OF TRANSACTIONS

45

-38% YoY

MEDIAN PRICE/SQ.FT.

\$1,063

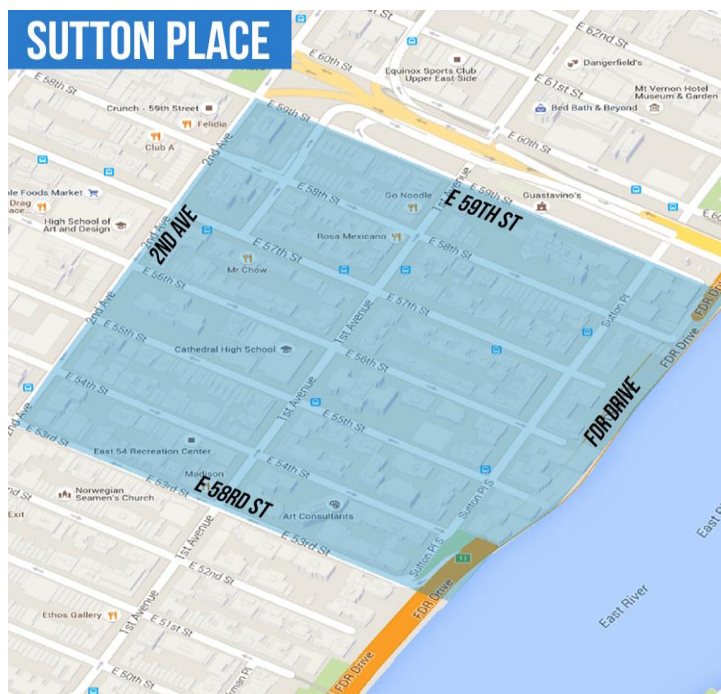
7% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.12M

3% YoY

NEIGHBORHOOD BOUNDARIES

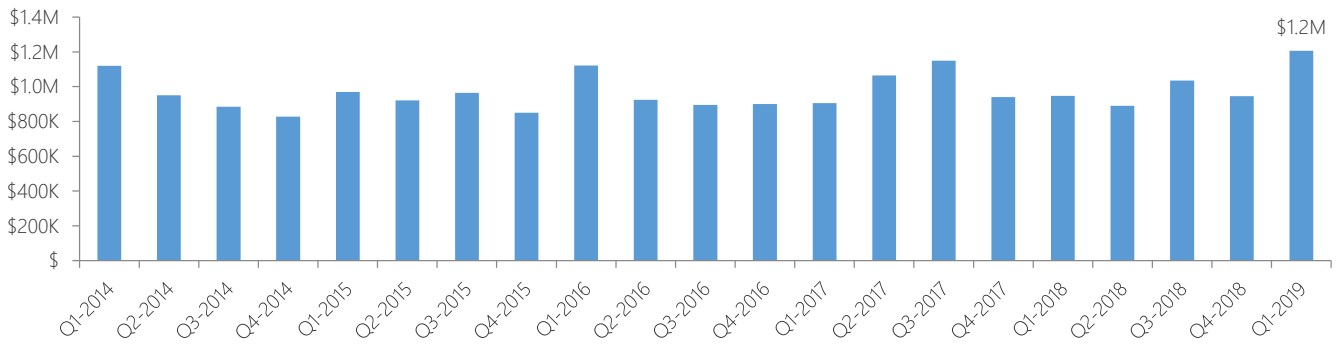


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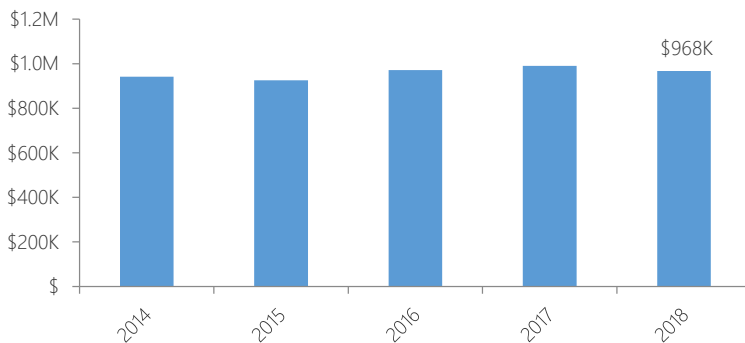


RESIDENTIAL STATS

Median Sale Price by Quarter

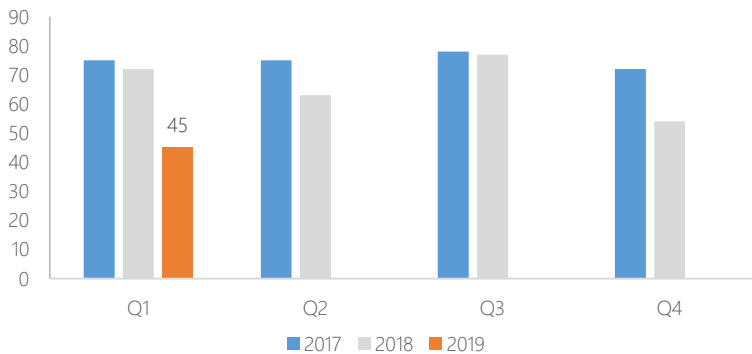


Median Sale Price by Year



Number of Transactions

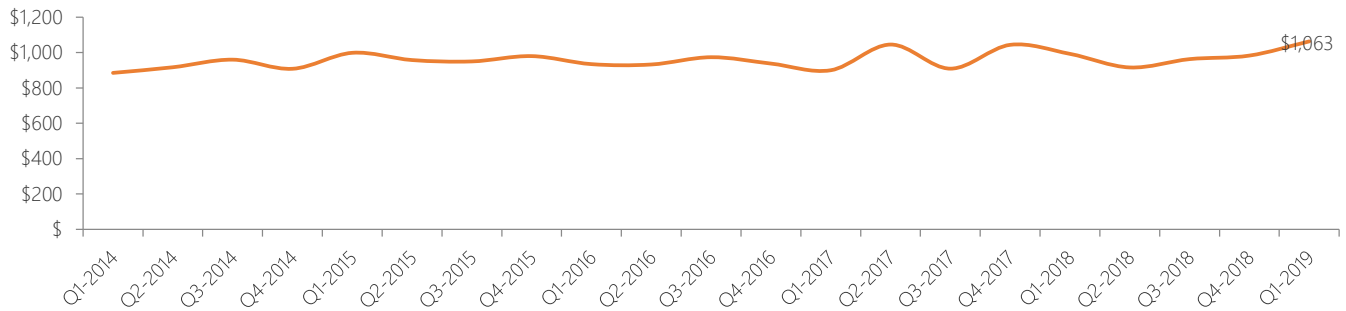
Quarter	2014	2015	2016	2017	2018	2019
Q1	89	72	78	75	72	45
Q2	89	84	75	75	63	
Q3	103	76	66	78	77	
Q4	80	71	67	72	54	



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Median Sale Price per Square Foot

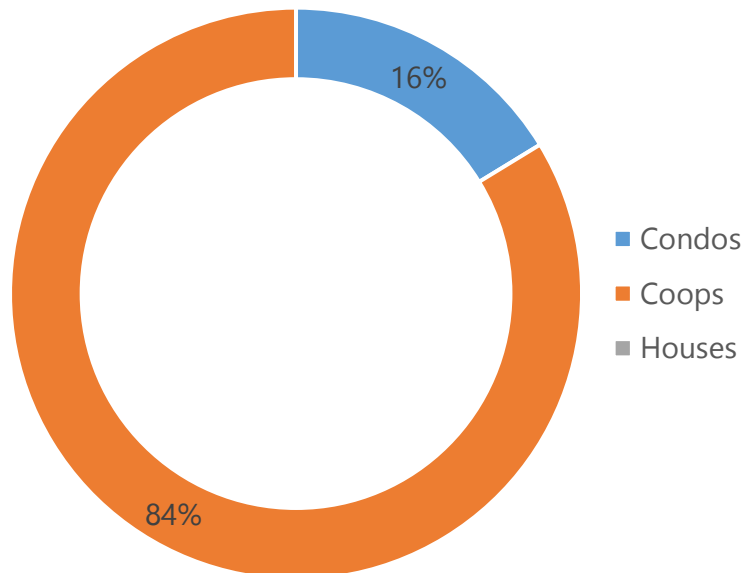


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,425,550	66%	\$1,222	3%	7
Coops	\$1,175,000	24%	\$932	-2%	36
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
425 E 58th St #18H	1-01370-0015	28-Mar-19	\$2,995,000	Coop	
300 E 55th St #27B	1-01347-1107	15-Feb-19	\$2,790,000	Condo	1,619
425 E 58th St #18A	1-01370-0015	4-Feb-19	\$2,500,000	Coop	2,400
30 Sutton Pl #11A	1-01370-0021	21-Mar-19	\$2,495,000	Coop	
425 E 58th St #10D	1-01370-0015	1-Feb-19	\$2,195,000	Coop	
30 Sutton Pl #8C	1-01370-0021	22-Feb-19	\$2,150,000	Coop	
425 E 58th St #45G	1-01370-0015	29-Jan-19	\$2,100,000	Coop	1,400
300 E 55th St #18C	1-01347-1078	20-Mar-19	\$2,000,000	Condo	1,235
35 Sutton Pl #15E	1-01372-0073	26-Mar-19	\$1,825,000	Coop	
333 E 55th St #5ABK	1-01348-0016	1-Mar-19	\$1,825,000	Coop	
60 Sutton Pl S #15DS	1-01365-0020	29-Jan-19	\$1,750,000	Coop	
400 E 56th St #36D	1-01367-0001	24-Jan-19	\$1,585,000	Coop	
2 Sutton Pl S #5A	1-01368-0025	30-Jan-19	\$1,585,000	Coop	
300 E 59th St #2401	1-01351-0001	16-Jan-19	\$1,553,000	Coop	1,250
25 Sutton Pl S #14H	1-01371-0038	14-Feb-19	\$1,475,000	Coop	1,400
415 E 54th St #10F	1-01366-1042	8-Jan-19	\$1,440,000	Condo	1,178
400 E 54th St #22B	1-01365-1457	22-Jan-19	\$1,425,550	Condo	887
25 Sutton Pl S #4N	1-01371-0038	15-Feb-19	\$1,375,000	Coop	1,600
25 Sutton Pl S #3O	1-01371-0038	15-Feb-19	\$1,375,000	Coop	
45 Sutton Pl S #20K	1-01371-0014	8-Jan-19	\$1,337,745	Coop	
419 E 57th St #3F	1-01369-0007	7-Mar-19	\$1,238,042	Coop	
35 Sutton Pl #12G	1-01372-0073	12-Feb-19	\$1,175,000	Coop	
16 Sutton Pl S #7B	1-01369-0026	24-Jan-19	\$1,174,248	Coop	
433 E 56th St #12B	1-01368-0013	3-Jan-19	\$1,151,000	Coop	
435 E 57th St #12B	1-01369-0012	9-Jan-19	\$1,150,000	Coop	
400 E 54th St #25F	1-01365-1485	5-Mar-19	\$1,114,984	Condo	1,003
440 E 57th St #15D	1-01368-0033	1-Feb-19	\$1,050,000	Coop	1,100
400 E 56th St #8R	1-01367-0001	18-Mar-19	\$995,000	Coop	1,097
303 E 57th St #40F	1-01350-0001	21-Mar-19	\$995,000	Coop	2,150
45 Sutton Pl S #15J	1-01371-0014	22-Jan-19	\$950,000	Coop	
420 E 55th St #7N	1-01366-0016	14-Jan-19	\$926,608	Coop	
45 Sutton Pl S #18G	1-01371-0014	22-Mar-19	\$900,000	Coop	1,000
400 E 56th St #5O	1-01367-0001	11-Mar-19	\$855,000	Coop	917
50 Sutton Pl S #12K	1-01366-0025	11-Jan-19	\$850,000	Coop	
60 Sutton Pl S #12AS	1-01365-0020	26-Mar-19	\$807,000	Coop	
400 E 59th St #8D	1-01370-0046	14-Feb-19	\$773,800	Coop	
300 E 54th St #11F	1-01346-0049	21-Feb-19	\$695,000	Coop	
400 E 54th St #18H	1-01365-1431	14-Mar-19	\$600,768	Condo	560
325 E 57th St #9C	1-01350-0011	24-Jan-19	\$587,400	Coop	
320 E 54th St #1A	1-01346-1001	14-Feb-19	\$539,000	Condo	446
303 E 57th St #19F	1-01350-0001	25-Mar-19	\$445,000	Coop	1,100
345 E 54th St #3B	1-01347-0018	2-Jan-19	\$330,000	Coop	



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