

CENTRAL MIDTOWN

A quarterly analysis of residential sales
in Central Midtown, Manhattan

2nd Quarter 2019



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Residential Market Report, 2nd Quarter 2019

Central Midtown, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.57M

8% YoY

NO. OF TRANSACTIONS

74

1% YoY

MEDIAN PRICE/SQ.FT.

\$1,525

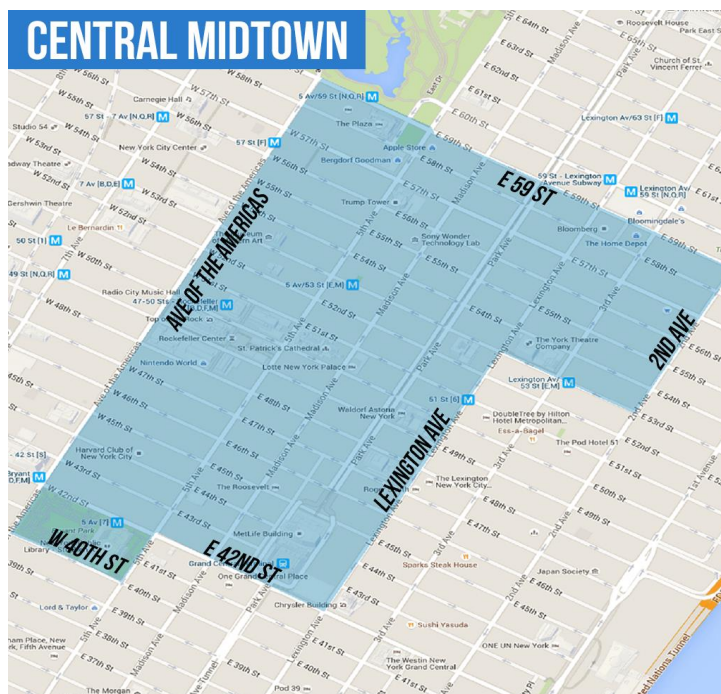
-1% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.34M

26% YoY

NEIGHBORHOOD BOUNDARIES

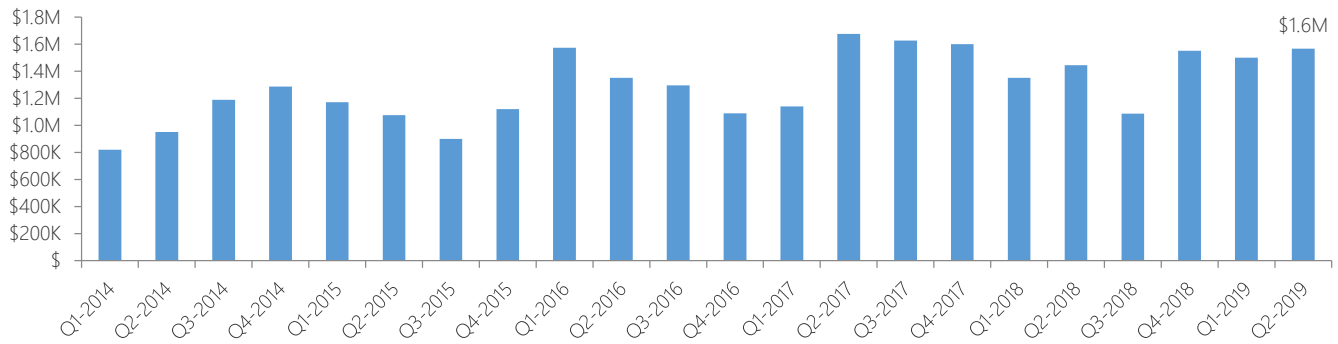


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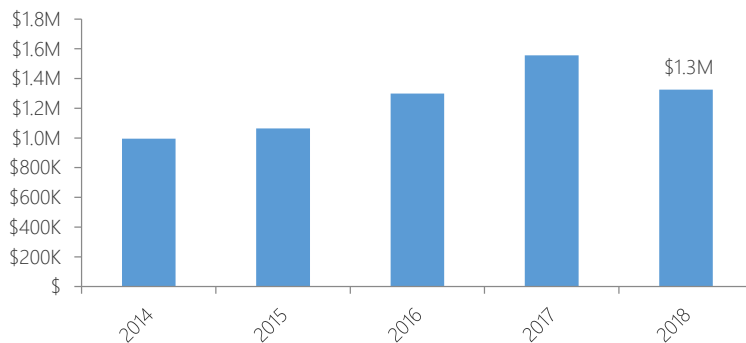


RESIDENTIAL STATS

Median Sale Price by Quarter

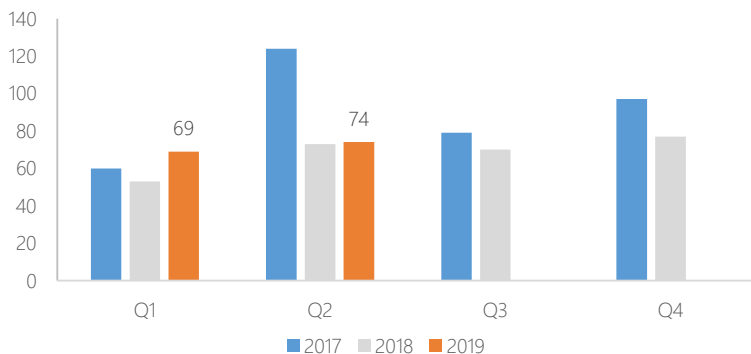


Median Sale Price by Year



Number of Transactions

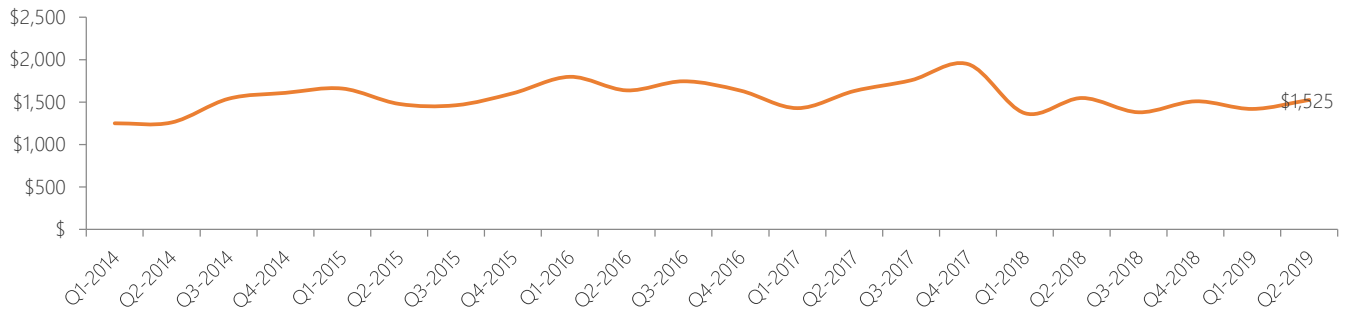
Quarter	2014	2015	2016	2017	2018	2019
Q1	74	66	98	60	53	69
Q2	94	94	91	124	73	74
Q3	94	96	98	79	70	
Q4	94	90	74	97	77	



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Median Sale Price per Square Foot

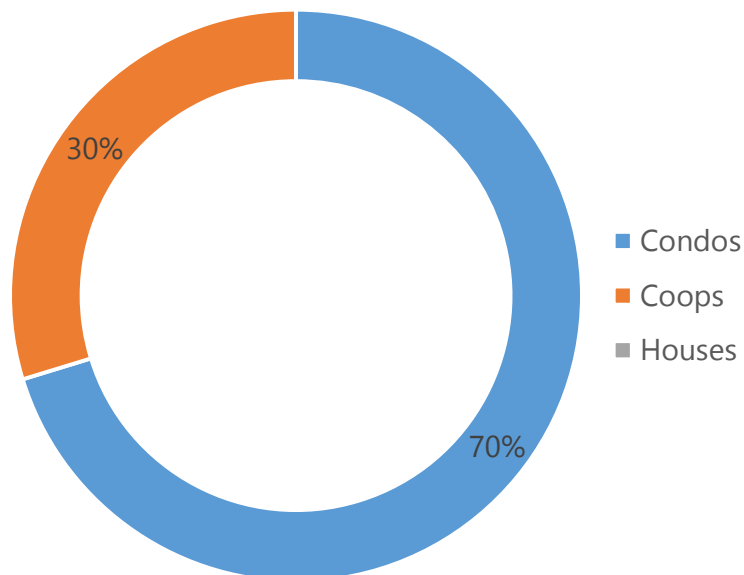


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,500,000	1%	\$1,842	-1%	52
Coops	\$725,000	4%	\$823	-14%	22
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
432 Park Ave #94	1-01292-1455	21-Jun-19	\$31,501,890	Condo	3,952
432 Park Ave #86B	1-01292-1448	21-Jun-19	\$29,543,233	Condo	4,028
432 Park Ave #40A	1-01292-1368	9-Apr-19	\$19,603,872	Condo	4,430
432 Park Ave #58C	1-01292-1405	2-Apr-19	\$17,503,718	Condo	3,576
151 E 58th St #46B	1-01313-1083	31-May-19	\$17,000,000	Condo	2,669
432 Park Ave #59C	1-01292-1407	2-Apr-19	\$16,939,575	Condo	3,576
432 Park Ave #36A	1-01292-1358	18-Jun-19	\$15,750,000	Condo	4,003
432 Park Ave #59A	1-01292-1406	25-Jun-19	\$14,995,803	Condo	4,462
432 Park Ave #53A	1-01292-1393	19-Jun-19	\$10,785,833	Condo	1,789
480 Park Ave #18A	1-01294-0033	8-Apr-19	\$10,000,000	Coop	
500 Park Ave #36B	1-01294-1055	27-Jun-19	\$8,975,000	Condo	1,998
721 Fifth Ave #58AB	1-01292-1213	21-Jun-19	\$6,218,000	Condo	3,073
207 E 57th St #3435B	1-01331-1367	13-May-19	\$5,250,000	Condo	2,439
721 Fifth Ave #31E	1-01292-1014	16-May-19	\$4,500,000	Condo	1,125
721 Fifth Ave #31F	1-01292-1014	16-May-19	\$4,500,000	Condo	1,125
100 E 53rd St #28A	1-01307-1146	6-May-19	\$4,381,225	Condo	1,638
252 E 57th St #36D	1-01330-1104	28-Jun-19	\$3,950,000	Condo	1,932
60 E 55th St #17A	1-01290-1121	20-Jun-19	\$3,450,000	Condo	900
15 W 53rd St #31A	1-01269-1152	26-Apr-19	\$3,250,000	Condo	2,248
641 Fifth Ave #37G	1-01287-1127	20-Jun-19	\$3,200,000	Condo	1,521
721 Fifth Ave #30G	1-01292-1008	21-Jun-19	\$3,100,000	Condo	1,509
100 E 53rd St #28B	1-01307-1147	6-May-19	\$2,752,025	Condo	1,375
100 E 53rd St #25B	1-01307-1141	23-May-19	\$2,701,113	Condo	
641 Fifth Ave #29E	1-01287-1061	21-Jun-19	\$2,700,000	Condo	1,793
641 Fifth Ave #29F	1-01287-1062	10-Jun-19	\$2,555,000	Condo	1,205
117 E 57th St #34H	1-01312-1124	17-May-19	\$2,500,000	Condo	1,208
117 E 57th St #33D	1-01312-1112	22-May-19	\$2,450,000	Condo	1,225
110 E 57th St #10CD	1-01311-0065	10-May-19	\$2,350,000	Coop	
721 Fifth Ave #31D	1-01292-1013	16-May-19	\$2,200,000	Condo	1,092
641 Fifth Ave #32C	1-01287-1083	10-Jun-19	\$2,100,000	Condo	1,287
465 Park Ave #12B	1-01312-1302	11-Apr-19	\$2,000,000	Coop	
18 W 48th St #24B	1-01263-1107	24-Jun-19	\$2,000,000	Condo	1,268
641 Fifth Ave #25F	1-01287-1030	22-May-19	\$2,000,000	Condo	1,205
641 Fifth Ave #23B	1-01287-1010	14-Jun-19	\$1,600,000	Condo	1,238
117 E 57th St #22H	1-01312-1028	31-May-19	\$1,575,000	Condo	1,208
250 E 54th St #17F	1-01327-1218	12-Apr-19	\$1,560,000	Condo	1,253
250 E 54th St #9A	1-01327-1106	3-Jun-19	\$1,470,000	Condo	1,300
15 W 53rd St #42C	1-01269-1220	10-Jun-19	\$1,440,000	Condo	973
18 W 48th St #16B	1-01263-1067	2-May-19	\$1,415,000	Condo	840
200 E 57th St #5C	1-01330-0004	27-Jun-19	\$1,275,000	Coop	1,400
222 E 58th St #12D	1-01331-1203	19-Jun-19	\$1,187,500	Coop	1,450
135 E 54th St #7B	1-01309-1156	14-Jun-19	\$1,175,000	Condo	1,130
250 E 54th St #24C	1-01327-1162	29-Apr-19	\$1,105,000	Condo	878
58 W 58th St #28F	1-01273-1147	6-May-19	\$1,095,000	Condo	846
24 W 55th St #7E	1-01270-0020	23-May-19	\$1,047,500	Coop	
250 E 54th St #33C	1-01327-1258	4-Jun-19	\$1,025,000	Condo	788
15 W 53rd St #9C	1-01269-1002	5-Jun-19	\$990,000	Condo	980
211 E 53rd St #10K	1-01327-1003	26-Apr-19	\$950,000	Coop	1,254
480 Park Ave #11J	1-01294-0033	5-Jun-19	\$918,938	Coop	1,000
135 E 54th St #PHG	1-01309-1246	15-Apr-19	\$917,000	Condo	759



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Address	BBL	Sale date	Sale price	Property type	Sqft
480 Park Ave #8J	1-01294-0033	17-Apr-19	\$910,000	Coop	
57 W 58th St #8E	1-01274-1161	2-Apr-19	\$848,000	Condo	746
58 W 58th St #19F	1-01273-1101	17-Apr-19	\$800,001	Condo	518
150 E 56th St #2G	1-01310-1512	3-Jun-19	\$796,000	Condo	790
135 E 54th St #4K	1-01309-1125	23-Apr-19	\$795,000	Condo	864
222 E 58th St #6H	1-01331-1203	6-May-19	\$755,000	Coop	1,000
136 E 56th St #3L	1-01310-0059	11-Jun-19	\$725,000	Coop	950
222 E 58th St #2A	1-01331-1203	6-May-19	\$722,000	Coop	
140 E 56th St #8D	1-01310-1381	9-Apr-19	\$720,000	Condo	676
235 E 57th St #3B	1-01331-0017	5-Jun-19	\$715,000	Coop	800
222 E 58th St #14K	1-01331-1203	1-May-19	\$670,000	Coop	
58 W 58th St #17D	1-01273-1087	24-Apr-19	\$660,000	Condo	462
25 W 54th St #4B	1-01270-0017	10-Jun-19	\$650,000	Coop	800
245 E 54th St #8P	1-01328-0021	14-May-19	\$650,000	Coop	
240 E 55th St #15C	1-01328-0030	8-Apr-19	\$630,000	Coop	
153 E 57th St #8H	1-01312-0028	29-Apr-19	\$620,000	Coop	750
250 E 54th St #5B	1-01327-1123	20-May-19	\$539,000	Condo	376
209 E 56th St #12R	1-01330-0007	2-May-19	\$445,000	Coop	450
245 E 54th St #10F	1-01328-0021	24-Apr-19	\$437,500	Coop	
222 E 58th St #8N	1-01331-1203	29-Apr-19	\$437,500	Coop	



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