

FLATIRON DISTRICT

A quarterly analysis of residential sales
in Flatiron District, Manhattan

2nd Quarter 2019



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Residential Market Report, 2nd Quarter 2019

Flatiron District, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.38M

-7% YoY

NO. OF TRANSACTIONS

57

-2% YoY

MEDIAN PRICE/SQ.FT.

\$1,615

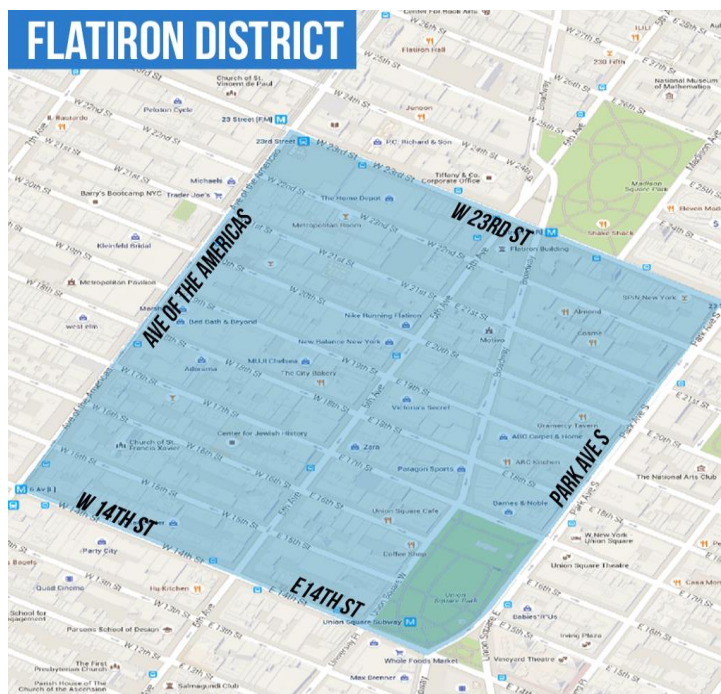
1% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.34M

26% YoY

NEIGHBORHOOD BOUNDARIES

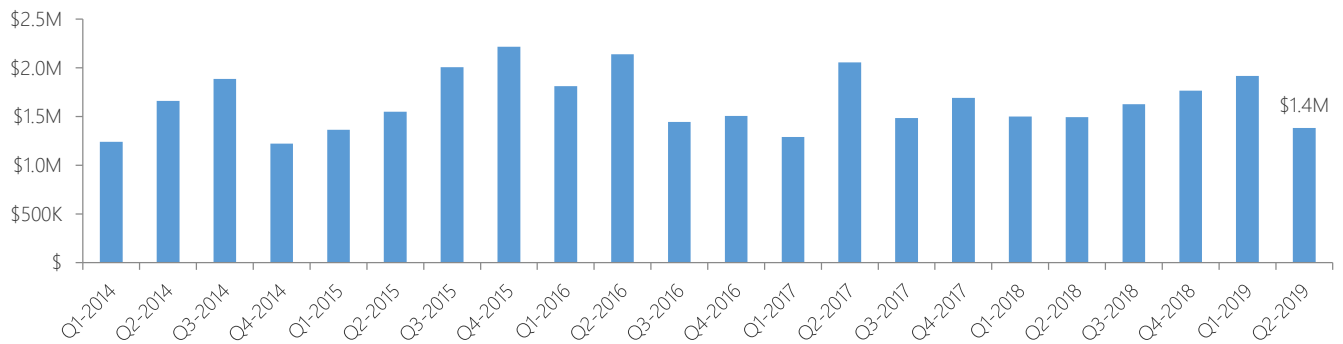


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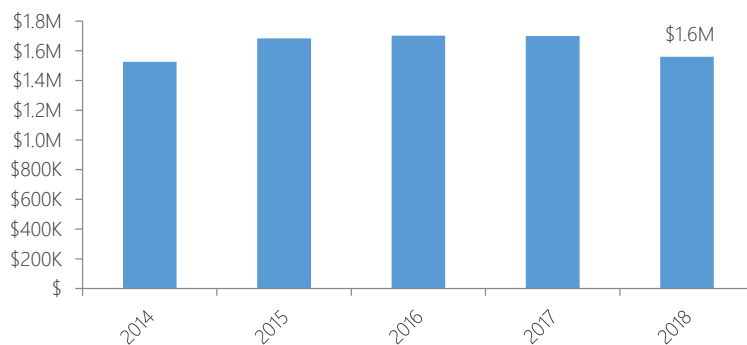


RESIDENTIAL STATS

Median Sale Price by Quarter

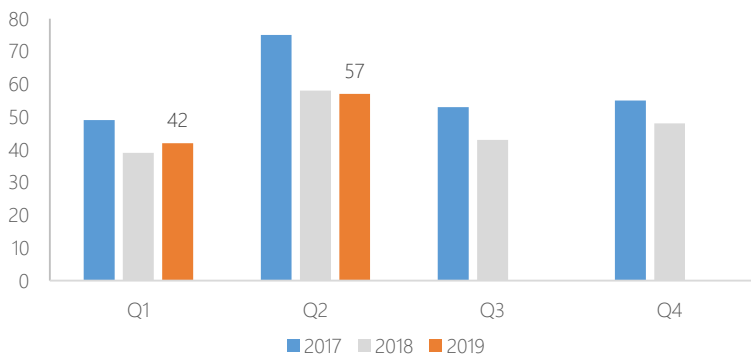


Median Sale Price by Year



Number of Transactions

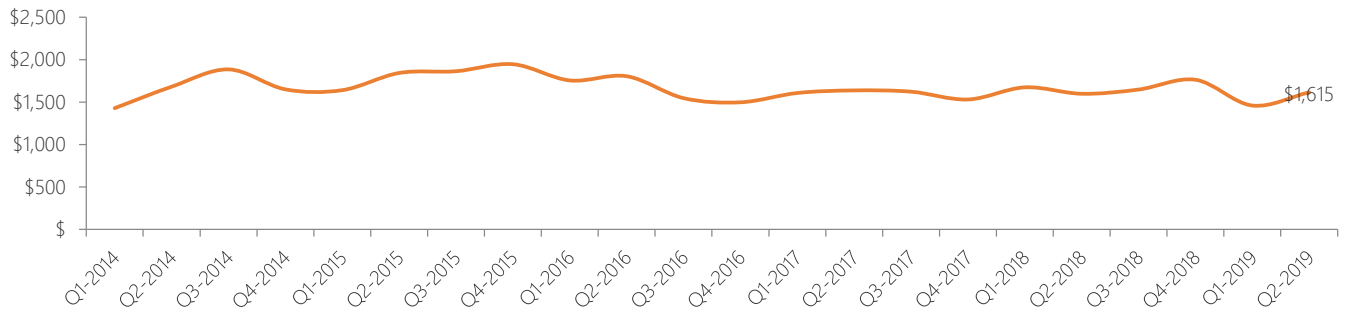
Quarter	2014	2015	2016	2017	2018	2019
Q1	55	56	50	49	39	42
Q2	82	68	53	75	58	57
Q3	80	84	54	53	43	
Q4	50	48	41	55	48	



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Median Sale Price per Square Foot

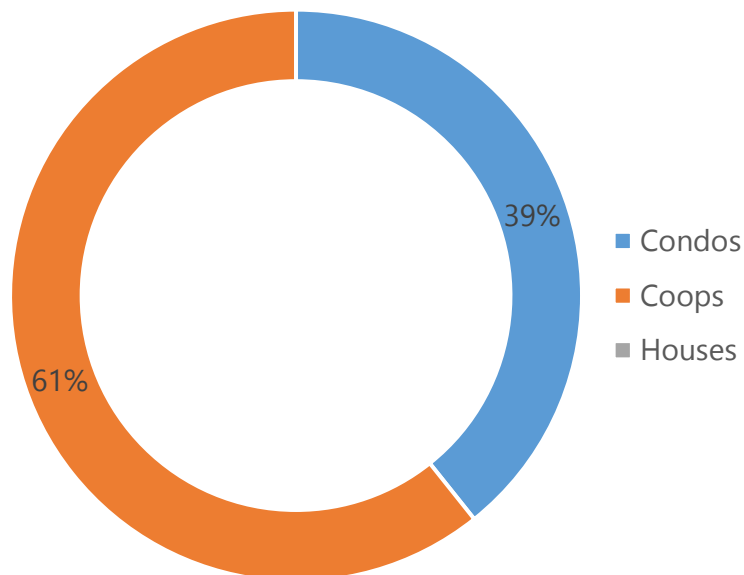


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,550,000	16%	\$1,825	9%	22
Coops	\$1,050,000	13%	\$1,248	-5%	34
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
15 Union Sq W #32	1-00842-1137	6-Jun-19	\$11,008,630	Condo	2,806
23 E 22nd St #8A	1-00851-1907	28-Jun-19	\$7,900,000	Condo	2,723
105 Fifth Ave #3AB	1-00846-0071	30-Apr-19	\$4,600,000	Coop	
40 E 19th St #7FL	1-00847-0050	4-Jun-19	\$4,225,000	Coop	3,400
55 W 17th St #904	1-00819-1333	25-Jun-19	\$4,073,000	Condo	
29 W 19th St #PH	1-00821-1111	24-May-19	\$4,061,000	Condo	2,042
29 W 19th St #RT	1-00821-1111	24-May-19	\$4,061,000	Condo	2,042
35 W 15th St #12D	1-00817-1226	10-Apr-19	\$3,650,000	Condo	1,853
222 Park Ave S #9E	1-00847-0038	26-Jun-19	\$3,350,000	Coop	
240 Park Ave S #3B	1-00848-1307	17-Apr-19	\$3,350,000	Condo	2,125
60 W 15th St #6R	1-00816-0075	30-May-19	\$3,300,000	Coop	
16 W 19th St #12A	1-00820-1356	28-Jun-19	\$2,900,000	Condo	1,583
260 Park Ave S #6C	1-00849-1245	11-Jun-19	\$2,850,000	Condo	1,407
32 W 20th St #6N	1-00821-0062	24-Jun-19	\$2,800,000	Coop	
50 W 15th St #4C	1-00816-1318	17-Jun-19	\$2,750,000	Condo	1,549
16 E 17th St #8	1-00844-0033	15-May-19	\$2,600,233	Coop	
5 E 22nd St #24J	1-00851-1231	21-Jun-19	\$2,550,000	Condo	1,273
15 Union Sq W #5	1-00842-1110	2-May-19	\$2,520,000	Condo	1,560
240 Park Ave S #5A	1-00848-1313	28-May-19	\$2,400,000	Condo	1,590
141 Fifth Ave #5	1-00849-1403	30-May-19	\$2,350,000	Condo	1,205
52 W 22nd St #2	1-00823-1302	26-Jun-19	\$2,345,000	Condo	1,376
25 W 15th St #4FL	1-00817-0027	10-Jun-19	\$2,025,000	Coop	
16 W 16th St #14NS	1-00817-0029	5-Jun-19	\$2,000,000	Coop	1,200
280 Park Ave S #16A	1-00850-1356	13-Jun-19	\$2,000,000	Condo	1,266
280 Park Ave S #23C	1-00850-1421	27-Jun-19	\$1,565,000	Condo	861
4 W 16th St #2B	1-00817-0057	7-May-19	\$1,550,000	Coop	1,400
16 W 16th St #7RS	1-00817-0029	5-Apr-19	\$1,430,872	Coop	
16 W 16th St #12TUN	1-00817-0029	31-May-19	\$1,335,000	Coop	
5 E 22nd St #30S	1-00851-1407	17-Apr-19	\$1,300,000	Condo	606
280 Park Ave S #15M	1-00850-1355	9-May-19	\$1,295,000	Condo	780
280 Park Ave S #6C	1-00850-1241	4-Jun-19	\$1,250,000	Condo	861
54 W 16th St #10A	1-00817-0085	15-May-19	\$1,250,000	Coop	850
16 E 23rd St #7F	1-00851-0061	2-Apr-19	\$1,200,000	Coop	800
69 Fifth Ave #10A	1-00842-1002	9-May-19	\$1,142,405	Coop	
7 E 14th St #21T	1-00842-0007	15-Apr-19	\$1,140,000	Coop	
7 E 14th St #21F	1-00842-0007	6-May-19	\$1,060,000	Coop	
54 W 16th St #7E	1-00817-0085	29-May-19	\$1,050,000	Coop	950
7 E 14th St #PHD	1-00842-0007	7-May-19	\$975,000	Coop	700
16 W 16th St #12MN	1-00817-0029	3-Apr-19	\$962,500	Coop	
22 W 15th St #11E	1-00816-1051	15-Apr-19	\$945,000	Condo	649
7 E 14th St #927	1-00842-0007	5-Jun-19	\$855,000	Coop	
69 Fifth Ave #6C	1-00842-1002	4-Apr-19	\$849,990	Coop	
10 W 15th St #1107	1-00816-0031	17-Apr-19	\$846,000	Coop	
7 E 14th St #912	1-00842-0007	3-Apr-19	\$835,000	Coop	800
16 W 16th St #10ES	1-00817-0029	24-Apr-19	\$780,000	Coop	625
16 W 16th St #10GS	1-00817-0029	11-Jun-19	\$770,000	Coop	
16 W 16th St #12HS	1-00817-0029	3-Jun-19	\$750,000	Coop	
16 W 16th St #3UN	1-00817-0029	30-Apr-19	\$731,250	Coop	
7 E 14th St #619	1-00842-0007	24-May-19	\$700,000	Coop	
10 W 15th St #1226	1-00816-0031	8-May-19	\$590,000	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
10 W 15th St #1126	1-00816-0031	11-Jun-19	\$560,000	Coop	460
7 E 14th St #1525	1-00842-0007	26-Apr-19	\$550,000	Coop	
16 W 16th St #9NN	1-00817-0029	30-Apr-19	\$540,000	Coop	430
16 W 16th St #4KS	1-00817-0029	3-Apr-19	\$529,500	Coop	



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