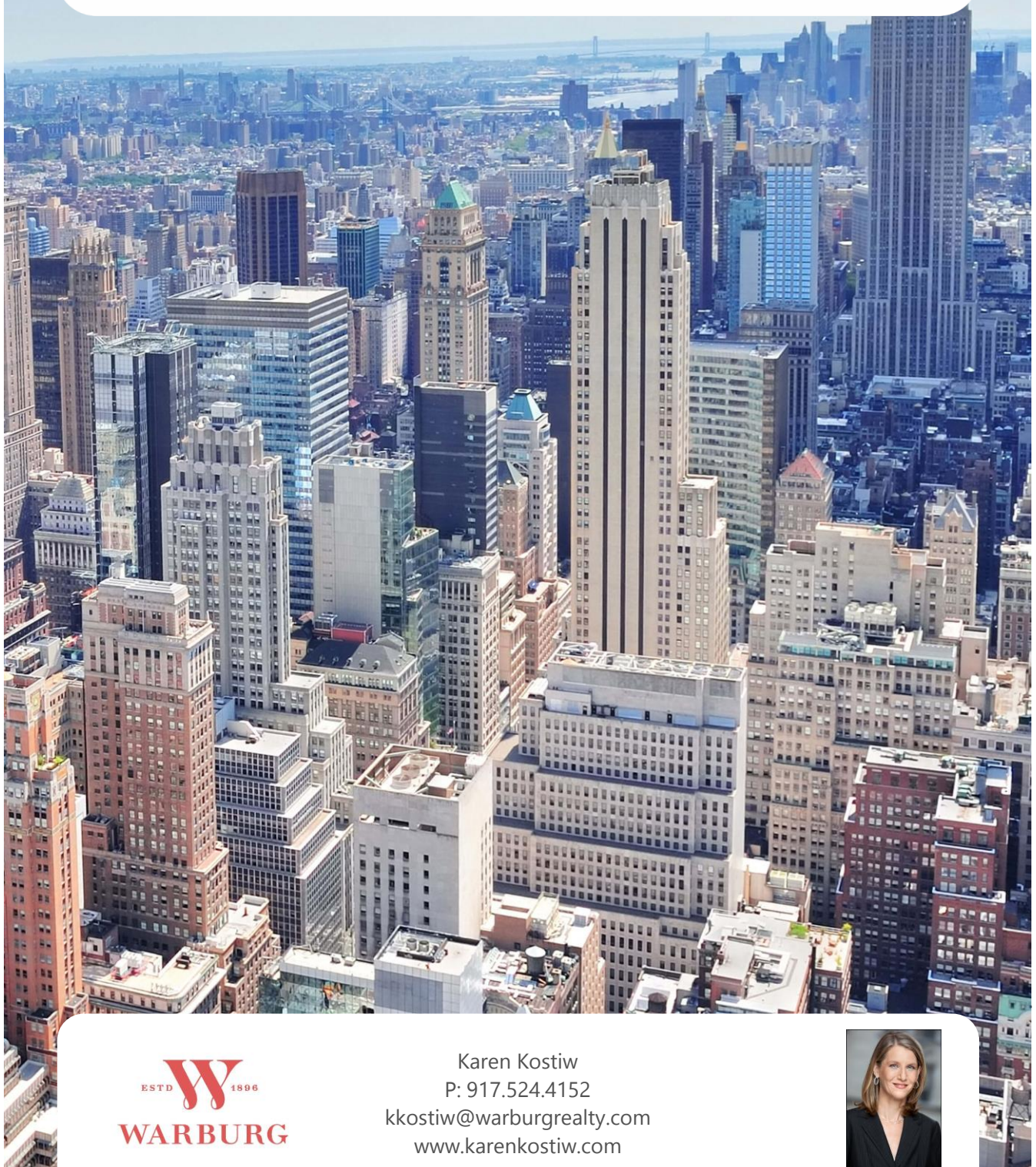


MIDTOWN MANHATTAN

A quarterly analysis of residential sales
in Midtown Manhattan, Manhattan

2nd Quarter 2019



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Residential Market Report, 2nd Quarter 2019

Midtown Manhattan, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.14M

16% YoY

NO. OF TRANSACTIONS

1,006

0% YoY

MEDIAN PRICE/SQ.FT.

\$1,354

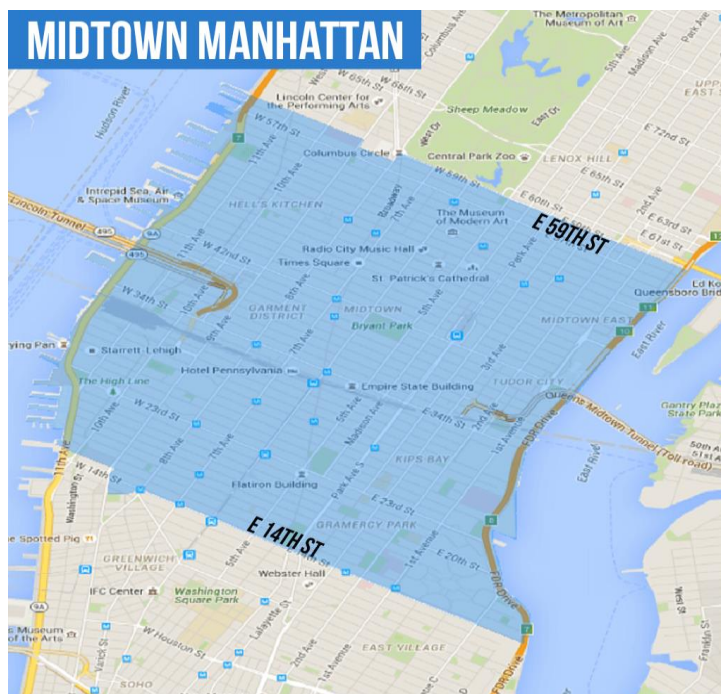
-1% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.34M

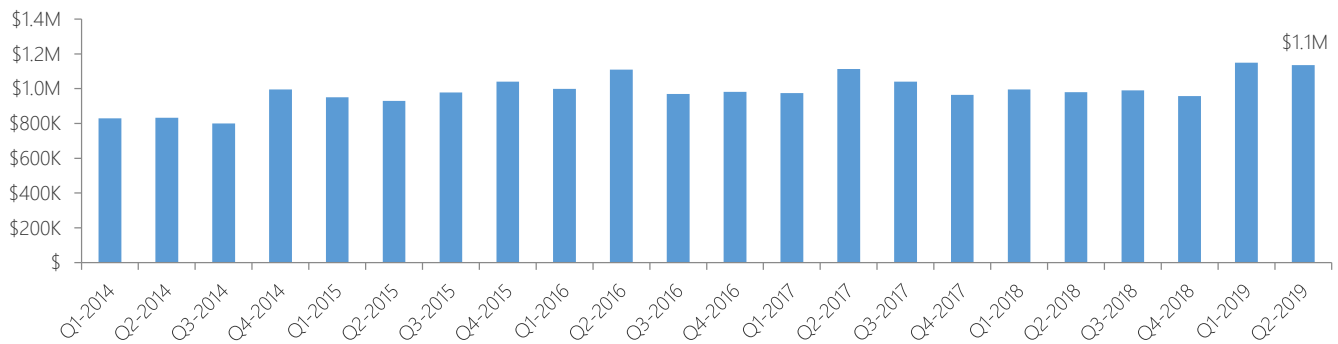
26% YoY

NEIGHBORHOOD BOUNDARIES

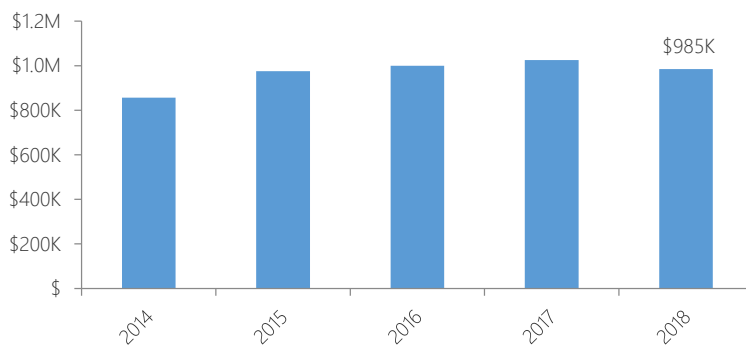


RESIDENTIAL STATS

Median Sale Price by Quarter

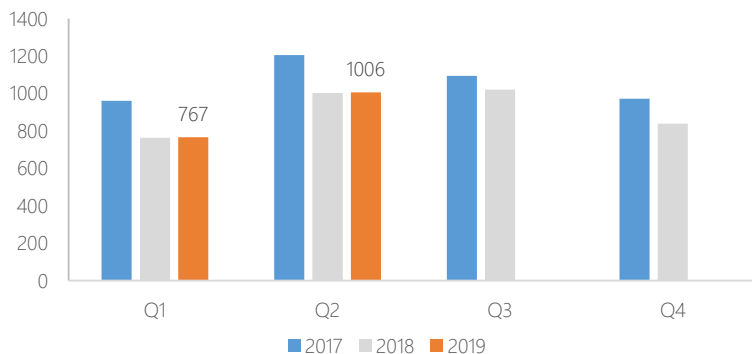


Median Sale Price by Year



Number of Transactions

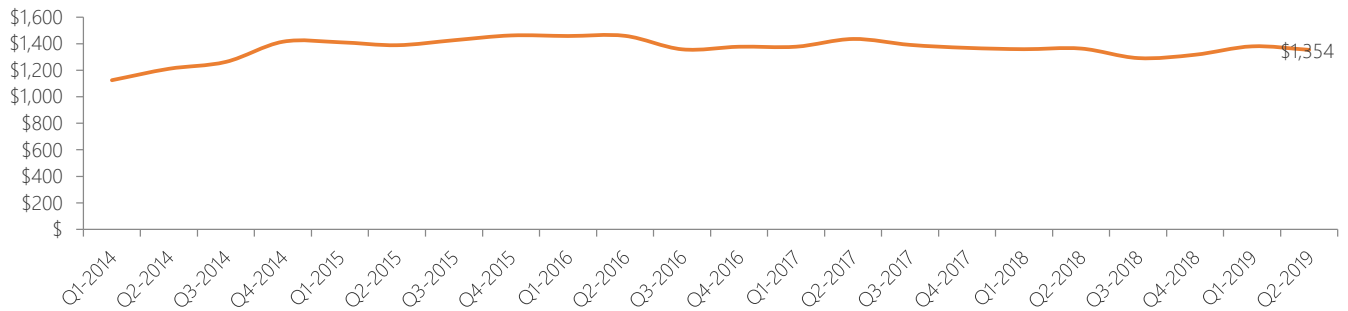
Quarter	2014	2015	2016	2017	2018	2019
Q1	1015	1015	1109	961	764	767
Q2	1256	1311	1246	1205	1003	1006
Q3	1335	1342	1101	1095	1020	
Q4	1130	1164	1012	973	839	



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Median Sale Price per Square Foot

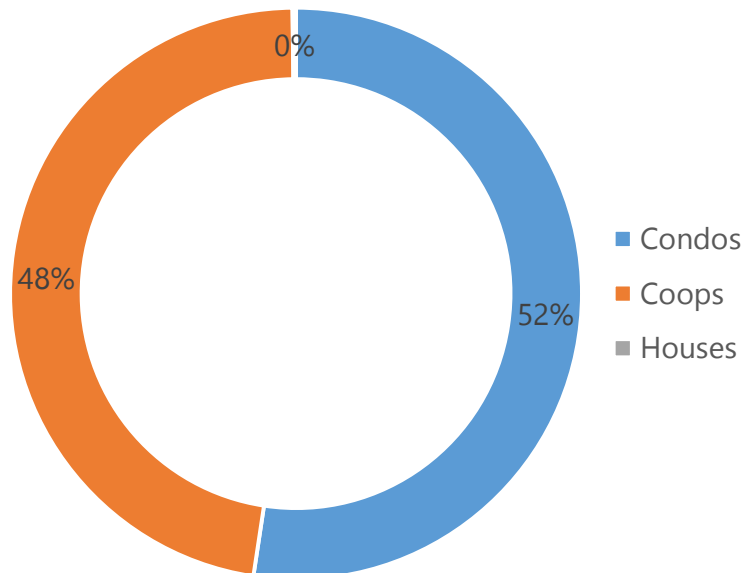


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,050,000	39%	\$1,576	2%	527
Coops	\$720,000	5%	\$987	-1%	477
Houses	\$8,054,570	10%	\$1,477	-22%	2

Number of Sales by Building Type



TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
212 Fifth Ave #PHA	1-00827-1048	4-Jun-19	\$51,550,000	Condo	
220 Central Park S #V6	1-01030-1111	7-Jun-19	\$39,000,000	Condo	
220 Central Park S #V5	1-01030-1110	4-Apr-19	\$34,365,938	Condo	
220 Central Park S #V4	1-01030-1109	21-Jun-19	\$33,296,775	Condo	
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
220 Central Park S #44A	1-01030-1075	9-May-19	\$26,474,500	Condo	
220 Central Park S #43A	1-01030-1073	9-May-19	\$25,456,250	Condo	
220 Central Park S #36A	1-01030-1059	22-Apr-19	\$19,855,875	Condo	
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
220 Central Park S #31B	1-01030-1051	29-May-19	\$16,546,563	Condo	
220 Central Park S #33B	1-01030-1055	26-Jun-19	\$16,544,017	Condo	
212 Fifth Ave #18A	1-00827-1041	14-Jun-19	\$16,100,000	Condo	4,155
220 Central Park S #34B	1-01030-1057	28-Jun-19	\$16,037,438	Condo	
50-825 United Nations Plz #PH39	1-01339-1186	14-Jun-19	\$16,000,000	Condo	5,893
50-825 United Nations Plz #PH37	1-01339-1184	24-May-19	\$15,850,000	Condo	5,893
220 Central Park S #28B	1-01030-1045	13-May-19	\$15,782,875	Condo	
220 Central Park S #30B	1-01030-1049	14-May-19	\$15,782,875	Condo	
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
212 Fifth Ave #15A	1-00827-1035	1-May-19	\$14,300,000	Condo	
253 W 18th St	1-00768-0008	11-Apr-19	\$12,709,140	House	6,984
212 Fifth Ave #10A	1-00827-1023	1-May-19	\$11,400,000	Condo	3,008
15 Union Sq W #32	1-00842-1137	6-Jun-19	\$11,008,630	Condo	2,806
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	
106 Seventh Ave #8	1-00766-1308	27-Jun-19	\$9,750,000	Condo	5,664
545 W 30th St #70A	1-00702-1194	13-Jun-19	\$9,652,169	Condo	2,413
545 W 30th St #71A	1-00702-1200	20-Jun-19	\$9,570,709	Condo	2,407
545 W 30th St #69A	1-00702-1188	25-Jun-19	\$9,353,750	Condo	2,420
500 Park Ave #36B	1-01294-1055	27-Jun-19	\$8,975,000	Condo	1,998
545 W 30th St #72A	1-00702-1206	21-Jun-19	\$8,910,290	Condo	2,400
209 W 14th St #PH	1-00764-1323	28-Jun-19	\$8,415,000	Condo	
520 W 28th St #29	1-00699-1331	25-Jun-19	\$8,329,281	Condo	
239 W 18th St #3	1-00768-1504	9-May-19	\$7,917,000	Condo	3,741
23 E 22nd St #8A	1-00851-1907	28-Jun-19	\$7,900,000	Condo	2,723
239 W 18th St #2	1-00768-1503	9-May-19	\$7,875,000	Condo	3,659
50 Gramercy Park N #11A	1-00877-0013	26-Jun-19	\$7,800,000	Coop	
209 W 14th St #7	1-00764-1316	8-Apr-19	\$7,636,875	Condo	
545 W 30th St #68E	1-00702-1186	10-Jun-19	\$7,599,250	Condo	2,491
465 W 23rd St #PHA	1-00721-1008	17-Apr-19	\$7,550,000	Coop	
545 W 30th St #66A	1-00702-1170	8-May-19	\$7,065,314	Condo	2,076
545 W 30th St #67A	1-00702-1176	17-May-19	\$6,955,000	Condo	2,072
545 W 30th St #65A	1-00702-1164	7-May-19	\$6,920,250	Condo	2,080
212 Fifth Ave #10B	1-00827-1024	28-Jun-19	\$6,822,275	Condo	
545 W 30th St #64A	1-00702-1158	23-May-19	\$6,693,900	Condo	2,083
450 W 42nd St #PH 1C	1-01051-1442	4-Jun-19	\$6,670,000	Condo	



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Address	BBL	Sale date	Sale price	Property type	Sqft
50-825 United Nations Plz #24B	1-01339-1161	25-Jun-19	\$6,600,000	Condo	3,004
212 Fifth Ave #11B	1-00827-1027	24-Jun-19	\$6,400,000	Condo	
455 W 20th St #4W	1-00718-1213	12-Apr-19	\$6,400,000	Condo	2,476
215 E 19th St #15C	1-00900-1116	6-Jun-19	\$6,338,606	Condo	
721 Fifth Ave #58AB	1-01292-1213	21-Jun-19	\$6,218,000	Condo	3,073
132 W 22nd St #12PH	1-00797-1212	4-Apr-19	\$6,150,000	Condo	2,844
150 Central Park S #2601	1-01011-0052	1-Apr-19	\$6,060,000	Coop	3,200
121 E 22nd St #N1305	1-00878-1100	16-May-19	\$5,941,489	Condo	
215 E 19th St #8C	1-00900-1068	22-May-19	\$5,800,000	Condo	2,561
221 W 17th St	1-00767-0022	15-Apr-19	\$5,750,000	Condo	36,835
215 E 19th St #11E	1-00900-1094	24-Jun-19	\$5,655,000	Condo	
870 United Nations Plz #3738E	1-01360-9002	25-Jun-19	\$5,640,000	Coop	
90 Lexington Ave #11A	1-00882-1148	27-Jun-19	\$5,545,165	Condo	
215 E 19th St #10E	1-00900-1086	17-Jun-19	\$5,530,000	Condo	2,519
450 E 52nd St #4FLR	1-01363-0026	25-Jun-19	\$5,451,764	Coop	
225 Fifth Ave #9L	1-00856-1232	18-Jun-19	\$5,450,000	Condo	1,981
146 W 57th St #76A	1-01009-1060	30-Apr-19	\$5,400,000	Condo	2,092
121 E 22nd St #N1106	1-00878-1085	21-Jun-19	\$5,396,725	Condo	
845 United Nations Plz #43B	1-01340-1208	22-May-19	\$5,395,212	Condo	2,835
215 E 19th St #8E	1-00900-1070	14-May-19	\$5,325,000	Condo	
25 Sutton Pl #13	1-01372-0062	26-Jun-19	\$5,250,000	Coop	
207 E 57th St #3435B	1-01331-1367	13-May-19	\$5,250,000	Condo	2,439
121 E 22nd St #N1603	1-00878-1112	30-May-19	\$5,238,821	Condo	
545 W 30th St #38A	1-00702-1134	13-May-19	\$5,174,750	Condo	1,772
545 W 30th St #37A	1-00702-1125	7-May-19	\$5,149,250	Condo	1,774
385 First Ave #19A	1-00928-1710	28-Jun-19	\$5,143,311	Condo	
545 W 30th St #39A	1-00702-1143	7-Jun-19	\$5,134,864	Condo	1,770
545 W 30th St #36A	1-00702-1116	18-Jun-19	\$5,123,750	Condo	1,776
545 W 30th St #72F	1-00702-1211	26-Jun-19	\$5,084,818	Condo	1,720
545 W 30th St #67F	1-00702-1181	16-May-19	\$5,024,723	Condo	1,810
545 W 30th St #34A	1-00702-1098	29-Apr-19	\$5,023,050	Condo	1,778
545 W 30th St #63F	1-00702-1157	29-May-19	\$4,942,763	Condo	1,839
545 W 30th St #65C	1-00702-1166	30-Apr-19	\$4,926,989	Condo	1,893
545 W 30th St #64C	1-00702-1160	16-May-19	\$4,907,124	Condo	1,900
545 W 30th St #67C	1-00702-1178	17-Jun-19	\$4,879,750	Condo	1,877
545 W 30th St #64F	1-00702-1163	31-May-19	\$4,870,000	Condo	1,833
16 W 40th St #28A	1-00841-1050	29-May-19	\$4,850,000	Condo	1,650
171 W 57th St #7B	1-01010-1319	1-May-19	\$4,850,000	Condo	2,744
545 W 30th St #63C	1-00702-1154	13-May-19	\$4,843,504	Condo	1,907
330 E 38th St #PHE	1-00943-1815	13-Jun-19	\$4,825,000	Condo	1,185
121 E 22nd St #N1702	1-00878-1116	25-Jun-19	\$4,811,231	Condo	
215 E 19th St #11G	1-00900-1096	26-Jun-19	\$4,800,000	Condo	
545 W 30th St #66C	1-00702-1172	16-May-19	\$4,761,650	Condo	1,885
100 Central Park S #5B	1-01011-7021	17-Apr-19	\$4,750,000	Condo	890
222 Central Park S #9	1-01030-0046	12-Apr-19	\$4,700,000	Coop	
105 Fifth Ave #3AB	1-00846-0071	30-Apr-19	\$4,600,000	Coop	
721 Fifth Ave #31F	1-01292-1014	16-May-19	\$4,500,000	Condo	1,125
721 Fifth Ave #31E	1-01292-1014	16-May-19	\$4,500,000	Condo	1,125
39 E 29th St #PH4B	1-00859-1342	29-May-19	\$4,500,000	Condo	2,058
959 First Ave #26M	1-01345-1212	23-Apr-19	\$4,499,000	Condo	



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