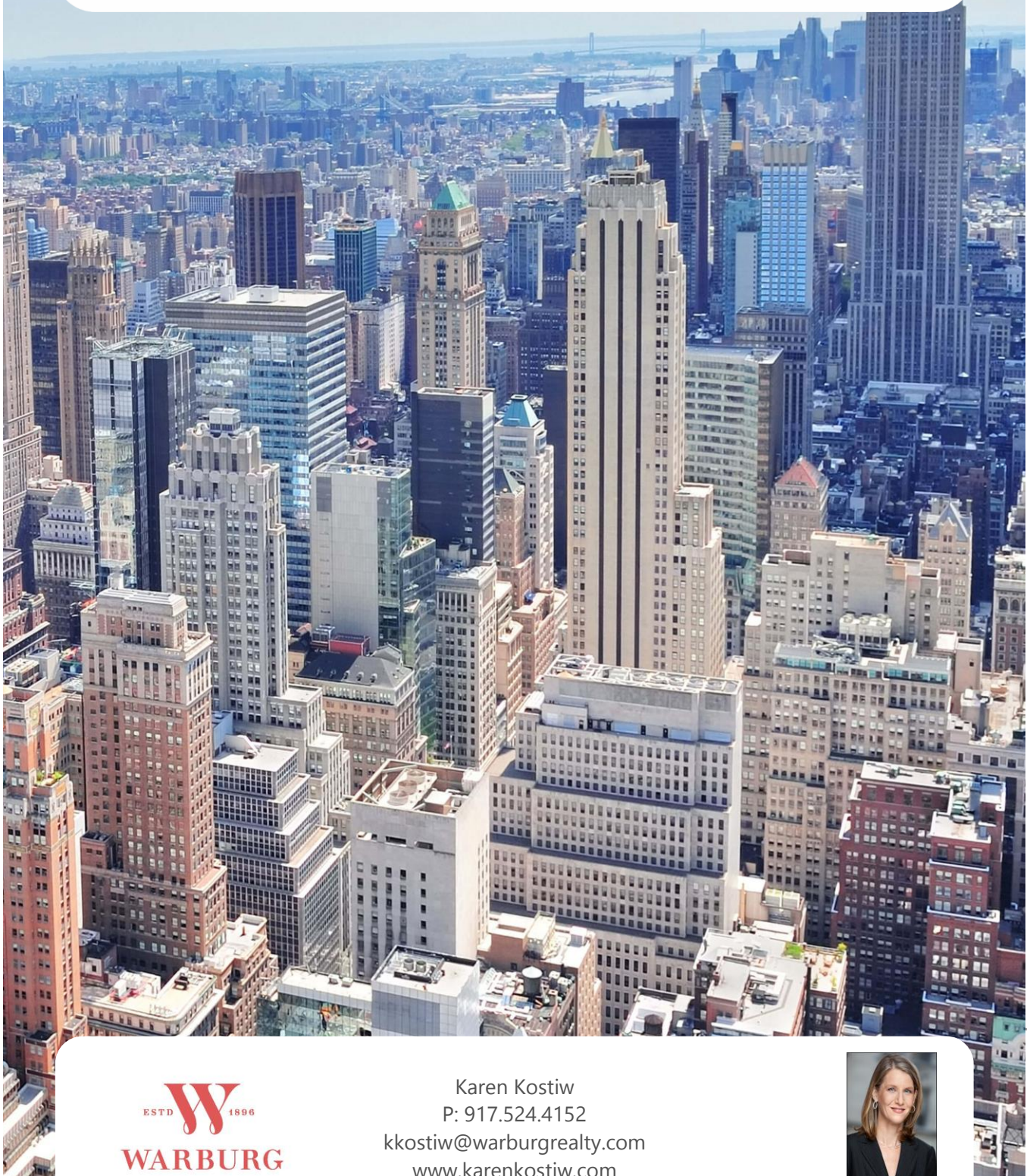


GRAMERCY PARK

A quarterly analysis of residential sales
in Gramercy Park, Manhattan

2nd Quarter 2019



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XXXXXXXXXXXXXXXXXXXX



Residential Market Report, 2nd Quarter 2019

Gramercy Park, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.67M

58% YoY

NO. OF TRANSACTIONS

142

97% YoY

MEDIAN PRICE/SQ.FT.

\$1,214

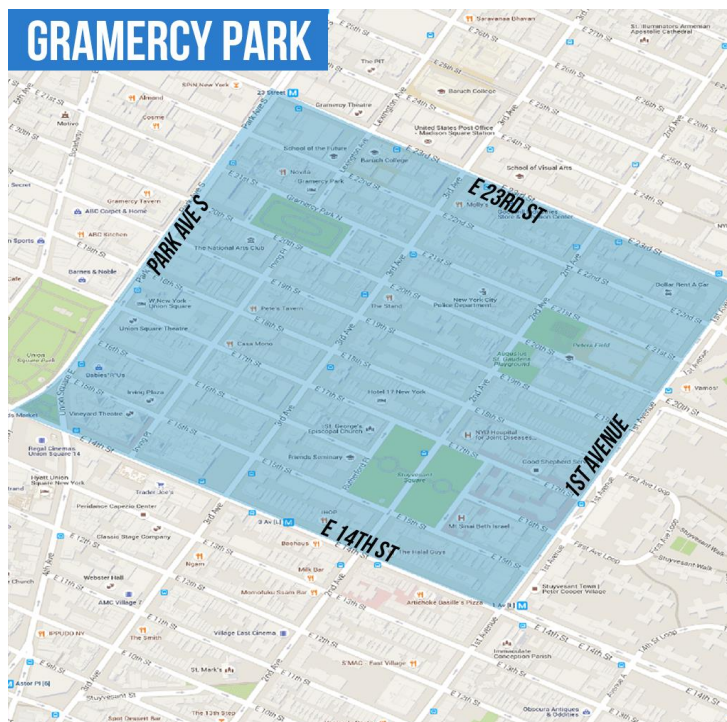
-9% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.34M

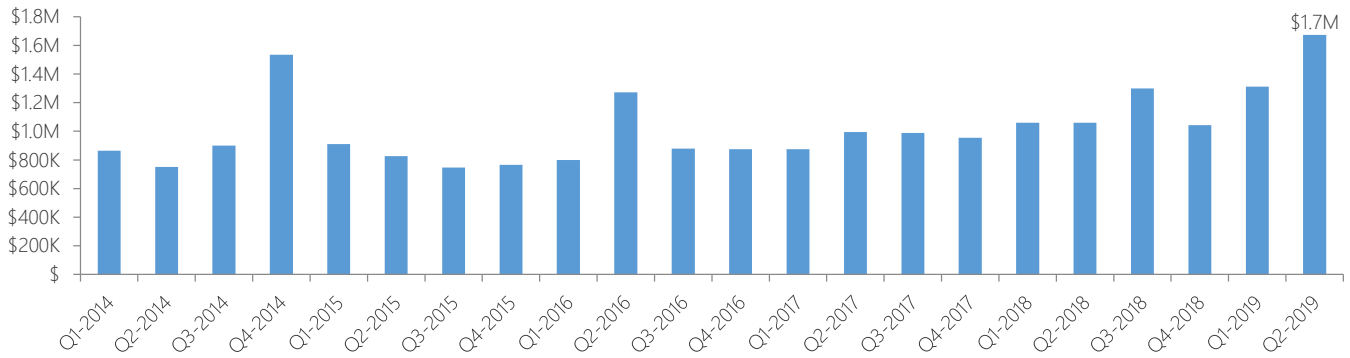
26% YoY

NEIGHBORHOOD BOUNDARIES

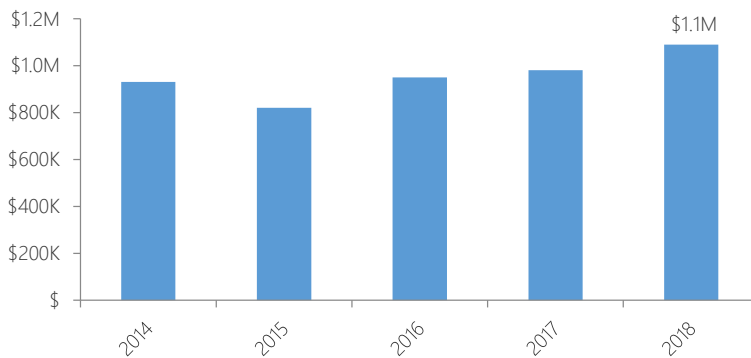


RESIDENTIAL STATS

Median Sale Price by Quarter

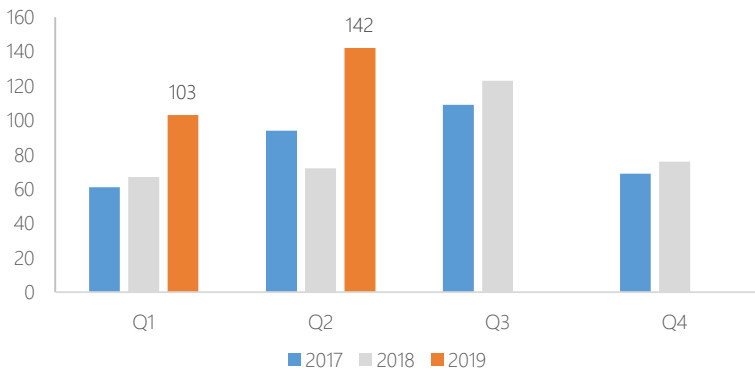


Median Sale Price by Year

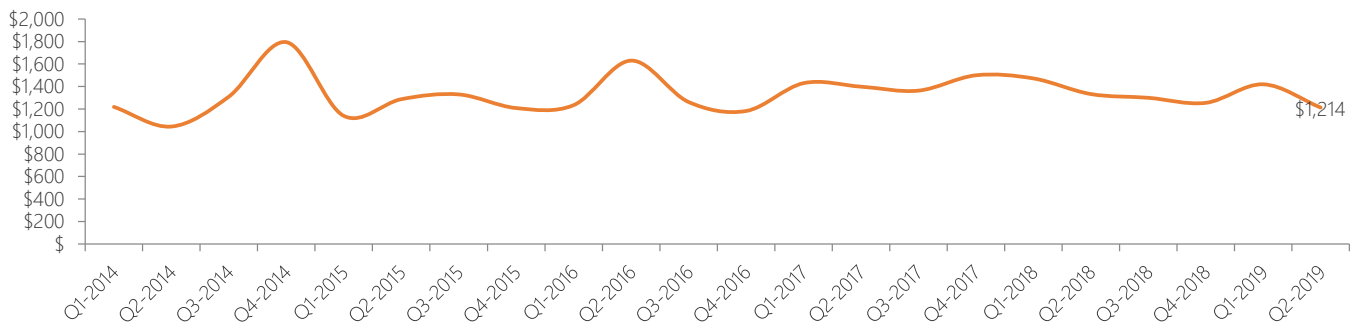


Number of Transactions

Quarter	2014	2015	2016	2017	2018	2019
Q1	91	73	53	61	67	103
Q2	101	98	124	94	72	142
Q3	139	95	88	109	123	
Q4	126	67	74	69	76	



Median Sale Price per Square Foot

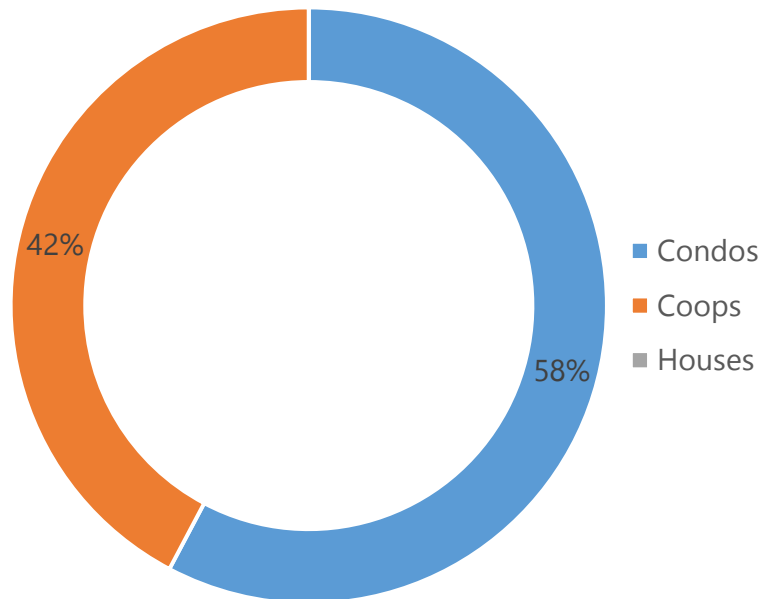


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,163,781	39%	\$1,842	5%	82
Coops	\$752,500	-4%	\$1,148	3%	60
Houses	-	-	-	-	0

Number of Sales by Building Type



TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
50 Gramercy Park N #11A	1-00877-0013	26-Jun-19	\$7,800,000	Coop	
215 E 19th St #15C	1-00900-1116	6-Jun-19	\$6,338,606	Condo	
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
215 E 19th St #11E	1-00900-1094	24-Jun-19	\$5,655,000	Condo	
215 E 19th St #10E	1-00900-1086	17-Jun-19	\$5,530,000	Condo	2,519
121 E 22nd St #N1106	1-00878-1085	21-Jun-19	\$5,396,725	Condo	
215 E 19th St #8E	1-00900-1070	14-May-19	\$5,325,000	Condo	
121 E 22nd St #N1603	1-00878-1112	30-May-19	\$5,238,821	Condo	
385 First Ave #19A	1-00928-1710	28-Jun-19	\$5,143,311	Condo	
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	
385 First Ave #15C	1-00928-1688	28-Jun-19	\$4,416,903	Condo	
385 First Ave #19C	1-00928-1711	28-Jun-19	\$4,414,523	Condo	
121 E 22nd St #N1705	1-00878-1119	22-May-19	\$4,220,646	Condo	
215 E 19th St #14B	1-00900-1107	11-Jun-19	\$4,197,960	Condo	
50 Gramercy Park N #3A	1-00877-0013	28-Jun-19	\$3,675,000	Coop	2,151
121 E 22nd St #N506	1-00878-1036	4-Apr-19	\$3,568,329	Condo	
121 E 22nd St #N502	1-00878-1032	11-Apr-19	\$3,538,419	Condo	
385 First Ave #21C	1-00928-1717	28-Jun-19	\$3,522,033	Condo	
121 E 22nd St #S503	1-00878-1134	5-Apr-19	\$3,467,141	Condo	
121 E 22nd St #S603	1-00878-1137	26-Apr-19	\$3,450,000	Condo	
215 E 19th St #4B	1-00900-1029	30-May-19	\$3,192,214	Condo	
121 E 22nd St #N308	1-00878-1020	29-Apr-19	\$3,065,000	Condo	
121 E 22nd St #N1201	1-00878-1088	13-Jun-19	\$3,040,000	Condo	
60 Gramercy Park N #10B	1-00877-0009	30-May-19	\$3,002,147	Coop	
24 Gramercy Park S #1011S	1-00875-0056	19-Jun-19	\$2,975,000	Coop	
385 First Ave #20C	1-00928-1714	28-Jun-19	\$2,863,431	Condo	
385 First Ave #18F	1-00928-1707	28-Jun-19	\$2,856,592	Condo	
121 E 22nd St #N608	1-00878-1047	28-Jun-19	\$2,790,005	Condo	
102 E 22nd St #9ABC	1-00877-0084	31-May-19	\$2,750,000	Coop	
225 E 19th St #606	1-00900-1172	14-Jun-19	\$2,724,638	Condo	
205 E 22nd St #PHC	1-00903-1055	26-Jun-19	\$2,695,000	Condo	1,797
121 E 22nd St #N409	1-00878-1030	26-Jun-19	\$2,637,268	Condo	
385 First Ave #18D	1-00928-1706	28-Jun-19	\$2,617,391	Condo	
385 First Ave #21A	1-00928-1715	28-Jun-19	\$2,614,888	Condo	
385 First Ave #21B	1-00928-1716	28-Jun-19	\$2,532,733	Condo	
121 E 22nd St #N309	1-00878-1021	2-May-19	\$2,510,000	Condo	
385 First Ave #20A	1-00928-1712	28-Jun-19	\$2,465,502	Condo	
121 E 22nd St #N1504	1-00878-1108	20-May-19	\$2,428,526	Condo	
121 E 22nd St #N1405	1-00878-1103	7-Jun-19	\$2,403,070	Condo	
121 E 22nd St #V1303	1-00878-1098	16-May-19	\$2,367,431	Condo	
210 E 15th St #10HJK	1-00896-0039	13-Jun-19	\$2,350,000	Coop	
121 E 22nd St #N1601	1-00878-1110	6-Jun-19	\$2,189,238	Condo	
121 E 22nd St #N1501	1-00878-1105	23-May-19	\$2,163,781	Condo	
121 E 22nd St #N1403	1-00878-1102	21-May-19	\$2,163,781	Condo	
121 E 22nd St #N1701	1-00878-1115	19-Jun-19	\$2,163,781	Condo	
7 Lexington Ave #8F	1-00877-0067	28-Jun-19	\$2,125,000	Coop	
121 E 22nd St #N1401	1-00878-1101	22-May-19	\$2,112,869	Condo	
215 E 19th St #6J	1-00900-1056	11-Apr-19	\$2,080,000	Condo	



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Address	BBL	Sale date	Sale price	Property type	Sqft
215 E 19th St #3J	1-00900-1026	16-May-19	\$2,061,956	Condo	
121 E 22nd St #S502	1-00878-1133	5-Apr-19	\$2,036,500	Condo	
215 E 19th St #4J	1-00900-1036	29-Apr-19	\$2,015,000	Condo	
121 E 22nd St #S202	1-00878-1124	24-Apr-19	\$1,940,785	Condo	
105 E 19th St #PHA	1-00875-0008	3-Apr-19	\$1,900,000	Coop	
121 E 22nd St #N905	1-00878-1068	28-Jun-19	\$1,853,215	Condo	
121 E 22nd St #N1204	1-00878-1091	13-May-19	\$1,837,941	Condo	
385 First Ave #16A	1-00928-1692	18-Jun-19	\$1,835,000	Condo	
121 E 22nd St #N1205	1-00878-1092	25-Apr-19	\$1,827,759	Condo	
121 E 22nd St #N1105	1-00878-1084	29-Apr-19	\$1,802,303	Condo	
121 E 22nd St #N1104	1-00878-1083	30-Apr-19	\$1,786,011	Condo	
121 E 22nd St #N1005	1-00878-1076	26-Apr-19	\$1,776,846	Condo	
121 E 22nd St #N805	1-00878-1060	8-Apr-19	\$1,751,390	Condo	
121 E 22nd St #N804	1-00878-1059	1-Apr-19	\$1,734,080	Condo	
121 E 22nd St #N705	1-00878-1052	12-Apr-19	\$1,700,478	Condo	
160 E 22nd St #6A	1-00877-1016	21-May-19	\$1,675,000	Condo	863
121 E 22nd St #N704	1-00878-1051	4-Apr-19	\$1,674,003	Condo	
385 First Ave #7B	1-00928-1639	23-May-19	\$1,665,000	Condo	
242 E 19th St #2A	1-00899-0032	25-Jun-19	\$1,650,000	Coop	
142 E 16th St #3CD	1-00871-0044	13-May-19	\$1,625,000	Coop	1,600
225 E 19th St #605	1-00900-1171	12-Apr-19	\$1,545,000	Condo	
225 E 19th St #304	1-00900-1152	22-May-19	\$1,540,000	Condo	
222 E 20th St #15	1-00900-1191	29-Apr-19	\$1,522,284	Condo	
121 E 22nd St #N204	1-00878-1010	1-Apr-19	\$1,486,645	Condo	
121 E 22nd St #N1203	1-00878-1090	7-May-19	\$1,486,645	Condo	
121 E 22nd St #N205	1-00878-1011	15-Apr-19	\$1,456,098	Condo	
205 Third Ave #5N	1-00899-0001	26-Apr-19	\$1,450,000	Coop	
300 E 23rd St #3G	1-00928-1509	15-May-19	\$1,450,000	Condo	832
160 E 22nd St #15B	1-00877-1057	28-Jun-19	\$1,420,000	Condo	722
121 E 22nd St #N903	1-00878-1066	17-Apr-19	\$1,395,003	Condo	
121 E 22nd St #N307	1-00878-1019	10-May-19	\$1,374,638	Condo	
121 E 22nd St #N803	1-00878-1058	24-Apr-19	\$1,318,634	Condo	
105 E 19th St #2A	1-00875-0008	22-May-19	\$1,295,000	Coop	1,000
1 Irving Pl #V10	1-00870-1521	25-Jun-19	\$1,200,000	Condo	794
385 First Ave #4G	1-00928-1622	31-May-19	\$1,154,000	Condo	
130 E 18th St #9F	1-00873-0019	13-Jun-19	\$1,151,000	Coop	775
385 First Ave #5G	1-00928-1629	7-Jun-19	\$1,140,000	Condo	
205 Third Ave #20E	1-00899-0001	29-May-19	\$1,100,000	Coop	868
385 First Ave #12D	1-00928-1675	27-Jun-19	\$1,094,619	Condo	
201 E 21st St #7R	1-00902-0001	29-May-19	\$1,065,000	Coop	850
242 E 19th St #2C	1-00899-0032	4-Jun-19	\$1,019,568	Coop	
385 First Ave #2F	1-00928-1607	24-May-19	\$995,000	Condo	
310 E 23rd St #5F	1-00928-1107	6-Jun-19	\$995,000	Coop	1,000
242 E 19th St #3D	1-00899-0032	30-May-19	\$987,500	Coop	900
201 E 21st St #16L	1-00902-0001	28-Jun-19	\$975,000	Coop	800
1 Rutherford Pl #1F	1-00897-0063	1-May-19	\$950,000	Coop	
102 E 22nd St #4H	1-00877-0084	19-Jun-19	\$900,000	Coop	
102 E 22nd St #7G	1-00877-0084	17-May-19	\$845,000	Coop	750
205 Third Ave #4T	1-00899-0001	4-Jun-19	\$825,000	Coop	875
201 E 17th St #14E	1-00898-0001	21-May-19	\$810,000	Coop	625



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