

SUTTON PLACE

A quarterly analysis of residential sales
in Sutton Place, Manhattan

2nd Quarter 2019



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Residential Market Report, 2nd Quarter 2019

Sutton Place, Manhattan

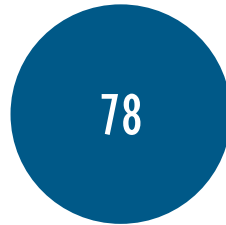
SUMMARY

MEDIAN SALE PRICE



6% YoY

NO. OF TRANSACTIONS



24% YoY

MEDIAN PRICE/SQ.FT.



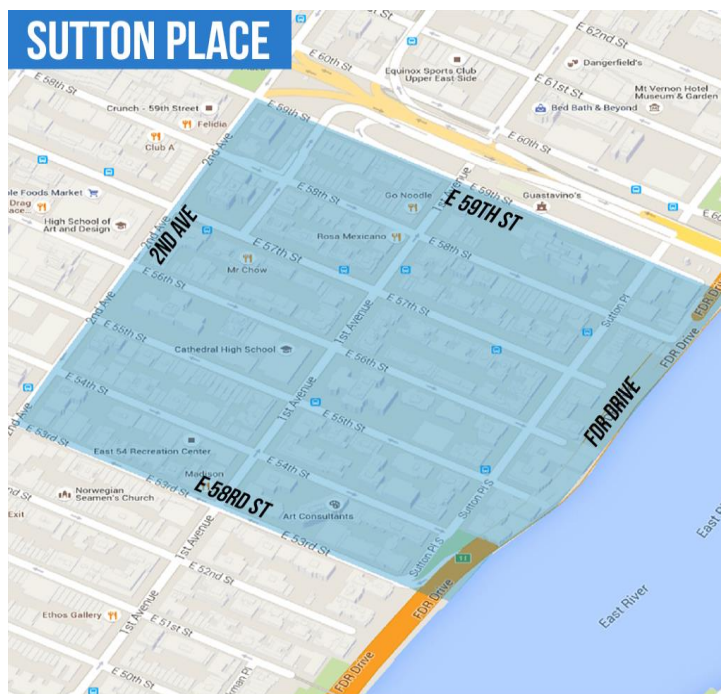
26% YoY

MANHATTAN
MEDIAN SALE PRICE



26% YoY

NEIGHBORHOOD BOUNDARIES

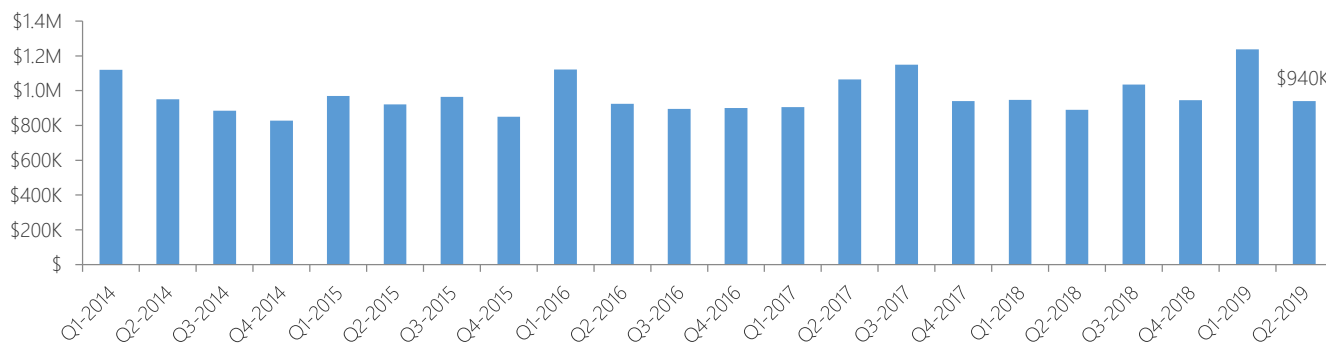


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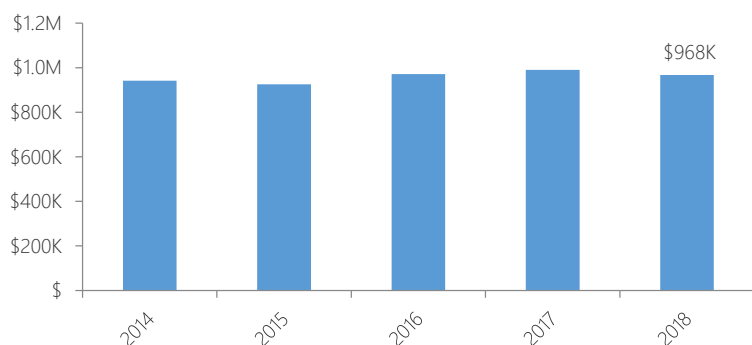


RESIDENTIAL STATS

Median Sale Price by Quarter

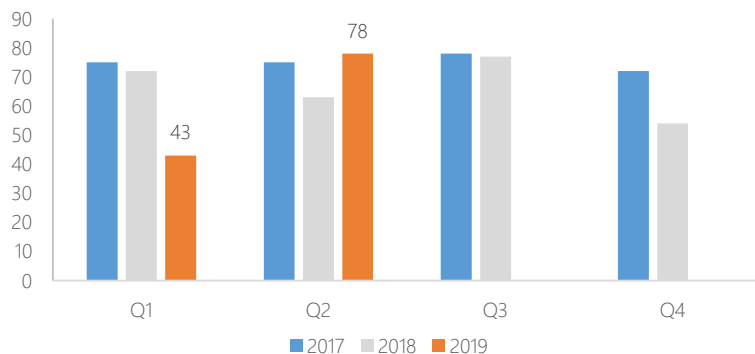


Median Sale Price by Year



Number of Transactions

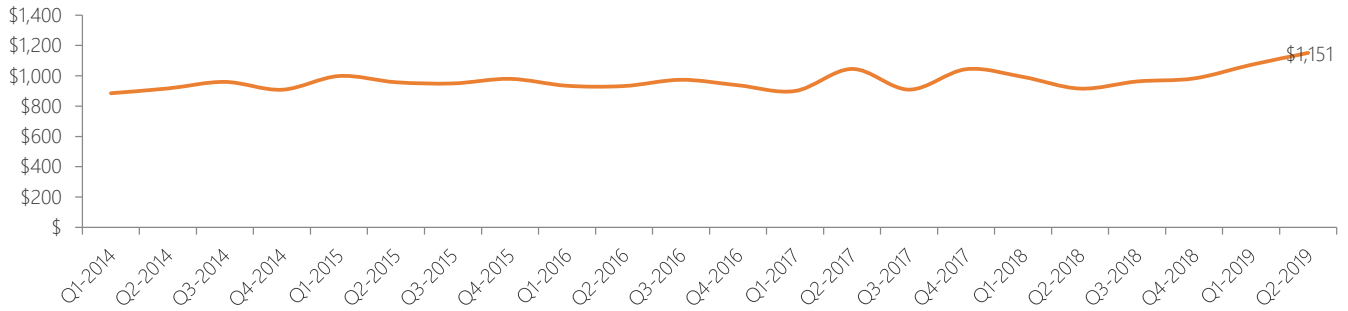
Quarter	2014	2015	2016	2017	2018	2019
Q1	89	72	78	75	72	43
Q2	89	84	75	75	63	78
Q3	103	76	66	78	77	
Q4	80	71	67	72	54	



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Median Sale Price per Square Foot

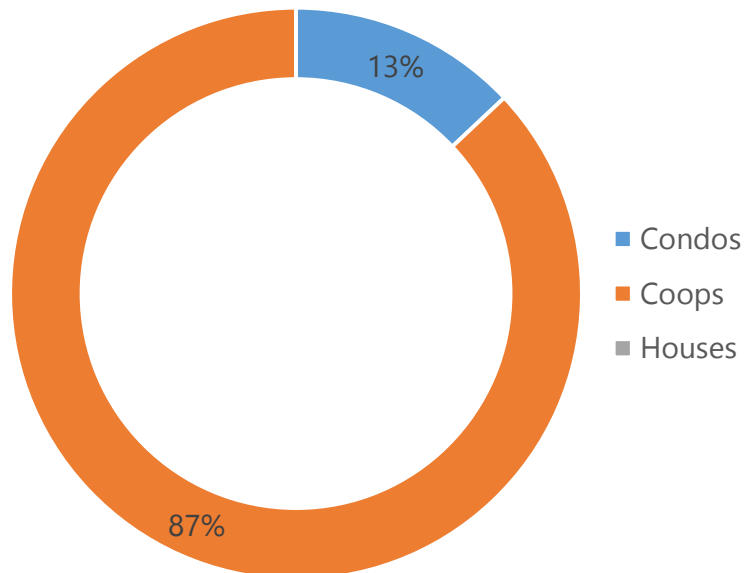


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,262,500	-34%	\$1,354	-1%	10
Coops	\$866,000	-1%	\$932	7%	67
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
25 Sutton Pl #13	1-01372-0062	26-Jun-19	\$5,250,000	Coop	
60 Sutton Pl S #10DEN	1-01365-0020	29-May-19	\$2,950,000	Coop	2,400
60 Sutton Pl S #9CN	1-01365-0020	27-Jun-19	\$2,499,000	Coop	1,700
425 E 58th St #36G	1-01370-0015	27-Jun-19	\$2,300,000	Coop	1,800
430 E 56th St #1F	1-01367-0035	10-Jun-19	\$1,900,000	Coop	
300 E 55th St #14C	1-01347-1062	30-May-19	\$1,880,000	Condo	1,235
400 E 54th St #29A	1-01365-1512	1-Apr-19	\$1,769,020	Condo	1,053
25 Sutton Pl S #14F	1-01371-0038	26-Apr-19	\$1,725,000	Coop	
400 E 54th St #14C	1-01365-1394	8-Apr-19	\$1,695,000	Condo	1,230
400 E 54th St #19C	1-01365-1434	15-May-19	\$1,675,000	Condo	1,230
400 E 56th St #36P	1-01367-0001	1-May-19	\$1,650,000	Coop	
35 Sutton Pl #4B	1-01372-0073	17-Apr-19	\$1,650,000	Coop	1,433
400 E 56th St #35H	1-01367-0001	25-Apr-19	\$1,505,000	Coop	
400 E 56th St #40B	1-01367-0001	24-May-19	\$1,500,000	Coop	
400 E 56th St #24B	1-01367-0001	20-Jun-19	\$1,500,000	Coop	
14 Sutton Pl S #8B	1-01368-0024	4-Apr-19	\$1,494,000	Coop	
20 Sutton Pl S #18C	1-01367-0026	9-May-19	\$1,380,000	Coop	
400 E 54th St #9F	1-01365-1365	4-Apr-19	\$1,350,000	Condo	1,003
2 Sutton Pl S #14F	1-01368-0025	30-Apr-19	\$1,350,000	Coop	1,400
400 E 56th St #32G	1-01367-0001	30-Apr-19	\$1,300,500	Coop	1,182
430 E 57th St #7A	1-01368-0036	25-Jun-19	\$1,300,000	Coop	
45 Sutton Pl S #19H	1-01371-0014	27-Jun-19	\$1,200,000	Coop	
45 Sutton Pl S #PHC	1-01371-0014	18-Apr-19	\$1,195,000	Coop	
411 E 53rd St #7K	1-01365-1075	7-May-19	\$1,175,000	Condo	989
320 E 57th St #12A	1-01349-0044	26-Jun-19	\$1,170,000	Coop	
435 E 57th St #11A	1-01369-0012	5-Apr-19	\$1,150,000	Coop	
35 Sutton Pl #8D	1-01372-0073	6-Jun-19	\$1,150,000	Coop	
400 E 54th St #2B	1-01365-1306	17-Jun-19	\$1,115,000	Condo	887
50 Sutton Pl S #19H	1-01366-0025	3-May-19	\$1,100,000	Coop	
345 E 57th St #14D	1-01350-0020	11-Apr-19	\$1,075,000	Coop	
300 E 59th St #3602	1-01351-0001	18-Apr-19	\$1,050,000	Coop	
419 E 57th St #7F	1-01369-0007	25-Jun-19	\$1,041,027	Coop	
300 E 54th St #9H	1-01346-0049	7-Jun-19	\$1,037,500	Coop	
325 E 57th St #9B	1-01350-0011	3-Jun-19	\$999,000	Coop	
419 E 57th St #15F	1-01369-0007	13-Jun-19	\$995,000	Coop	
14 Sutton Pl S #1B	1-01368-0024	20-Jun-19	\$995,000	Coop	
400 E 56th St #24C	1-01367-0001	2-Apr-19	\$940,000	Coop	
400 E 54th St #20G	1-01365-1446	14-May-19	\$901,631	Condo	555
20 Sutton Pl S #8B	1-01367-0026	2-Apr-19	\$900,000	Coop	
333 E 53rd St #11F	1-01346-0014	21-May-19	\$866,000	Coop	
400 E 56th St #22O	1-01367-0001	27-Jun-19	\$855,000	Coop	917
400 E 56th St #29O	1-01367-0001	17-Jun-19	\$835,000	Coop	
419 E 57th St #3D	1-01369-0007	25-Jun-19	\$831,750	Coop	
410 E 57th St #6E	1-01368-0042	20-May-19	\$828,000	Coop	
14 Sutton Pl S #6E	1-01368-0024	10-Apr-19	\$800,000	Coop	
20 Sutton Pl S #16B	1-01367-0026	23-Apr-19	\$795,000	Coop	
400 E 56th St #36J	1-01367-0001	18-Jun-19	\$790,000	Coop	
424 E 57th St #4A	1-01368-0039	22-Apr-19	\$772,500	Coop	
400 E 59th St #15D	1-01370-0046	3-May-19	\$750,000	Coop	
300 E 59th St #2403	1-01351-0001	21-Jun-19	\$725,000	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
300 E 54th St #16F	1-01346-0049	7-May-19	\$720,000	Coop	650
300 E 59th St #2603	1-01351-0001	2-Apr-19	\$710,000	Coop	840
300 E 59th St #1604	1-01351-0001	31-May-19	\$705,000	Coop	840
300 E 54th St #6E	1-01346-0049	5-Jun-19	\$700,000	Coop	
60 Sutton Pl S #9FN	1-01365-0020	19-Jun-19	\$700,000	Coop	800
345 E 56th St #RESI	1-01349-1004	19-Jun-19	\$675,000	Coop	
2 Sutton Pl S #5G	1-01368-0025	5-Apr-19	\$675,000	Coop	
300 E 54th St #6A	1-01346-0049	18-Jun-19	\$635,000	Coop	
333 E 53rd St #8A	1-01346-0014	1-May-19	\$580,000	Coop	
351 E 57th St #10G	1-01350-1017	15-Apr-19	\$550,000	Coop	630
320 E 54th St #5A	1-01346-1033	18-Jun-19	\$550,000	Condo	446
400 E 59th St #3A	1-01370-0046	13-May-19	\$505,000	Coop	
351 E 57th St #7E	1-01350-1017	26-Apr-19	\$499,000	Coop	
50 Sutton Pl S #4M	1-01366-0025	25-Apr-19	\$470,000	Coop	600
435 E 57th St #3D	1-01369-0012	23-May-19	\$440,000	Coop	
40 Sutton Pl #7C	1-01370-1049	15-May-19	\$420,000	Condo	420
303 E 57th St #19C	1-01350-0001	20-May-19	\$408,000	Coop	800
303 E 57th St #41D	1-01350-0001	9-Apr-19	\$400,000	Coop	
303 E 57th St #43D	1-01350-0001	3-Jun-19	\$400,000	Coop	
434 E 58th St #4C	1-01369-0033	14-May-19	\$395,000	Coop	
347 E 53rd St #LA	1-01346-0020	18-Apr-19	\$370,000	Coop	
333 E 53rd St #10D	1-01346-0014	23-May-19	\$358,000	Coop	420
400 E 59th St #2H	1-01370-0046	22-May-19	\$219,100	Coop	



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