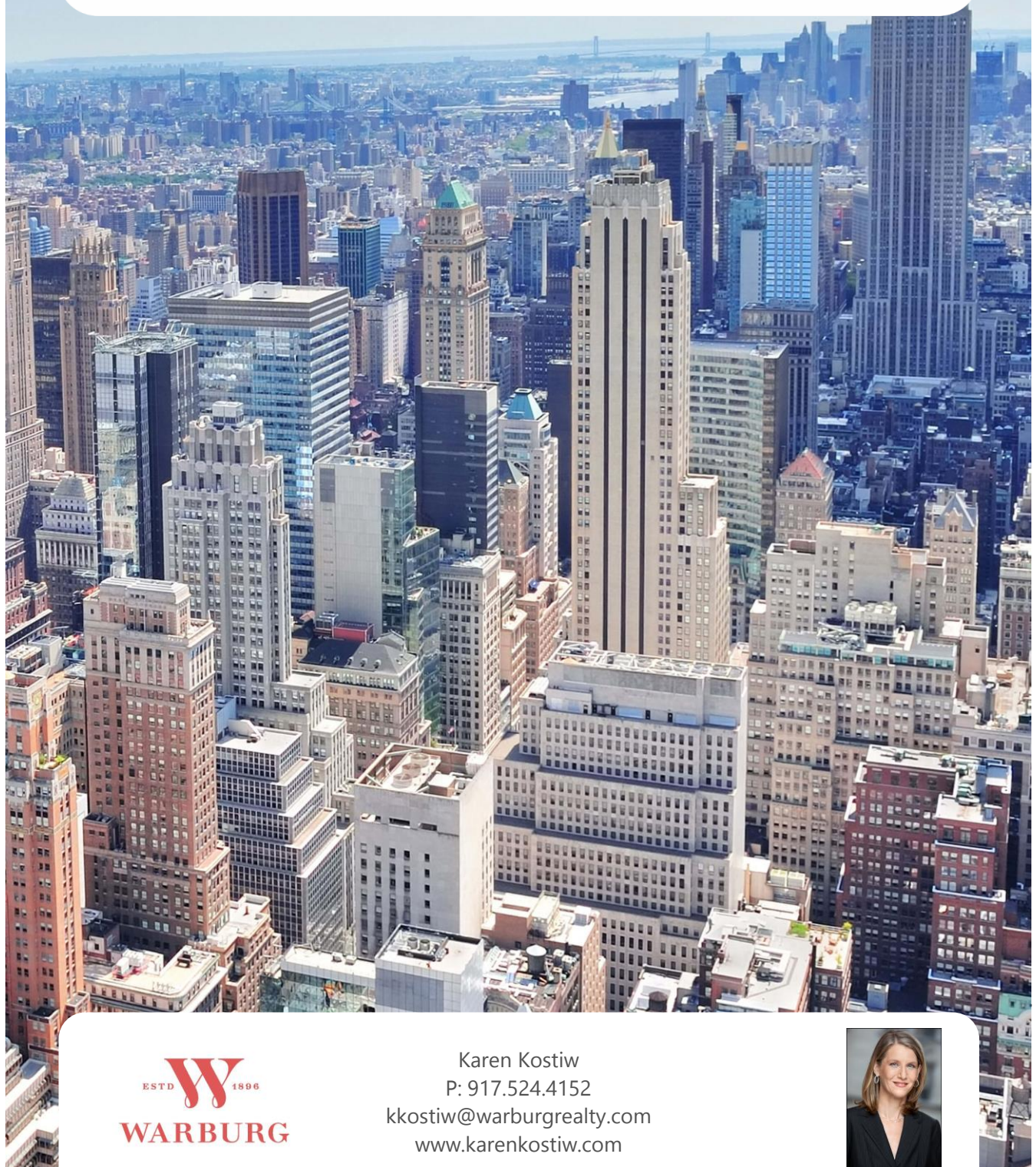


CENTRAL PARK SOUTH

A quarterly analysis of residential sales
in Central Park South, Manhattan

3rd Quarter 2019

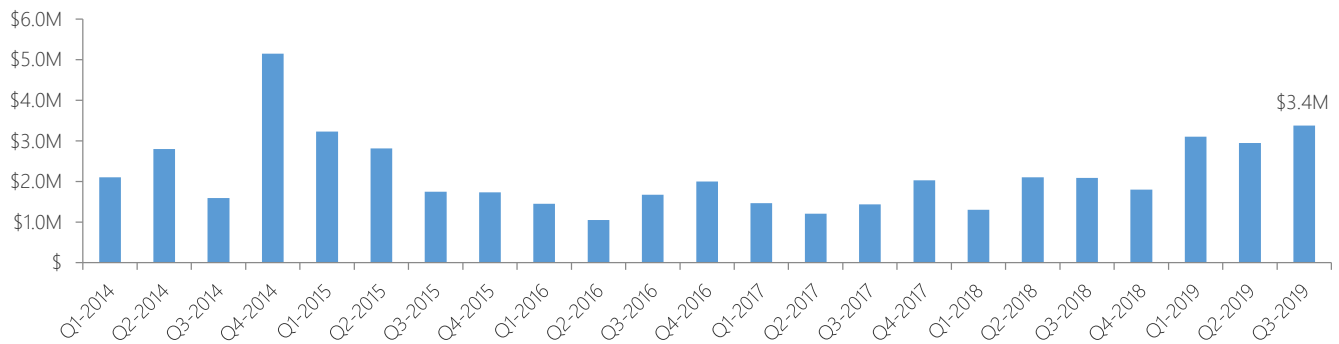


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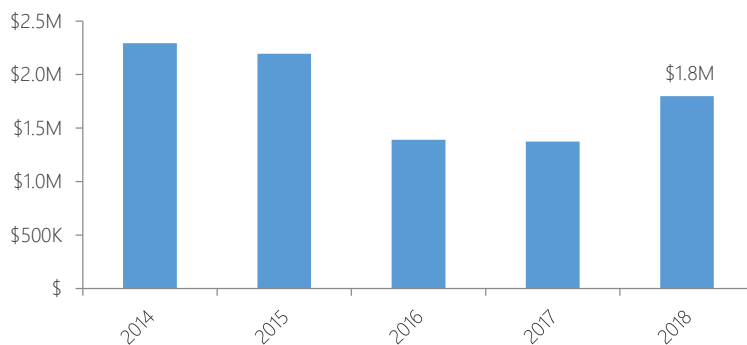


RESIDENTIAL STATS

Median Sale Price by Quarter

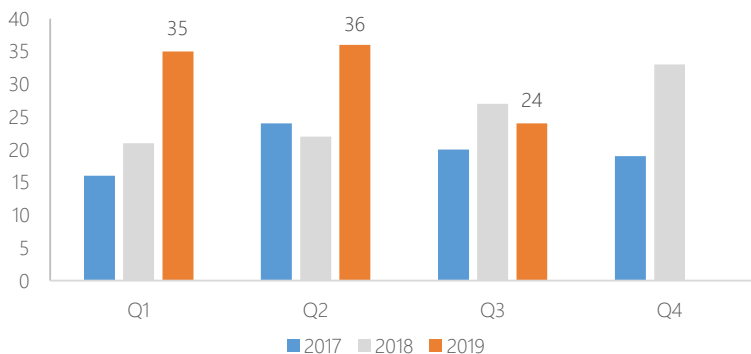


Median Sale Price by Year



Number of Transactions

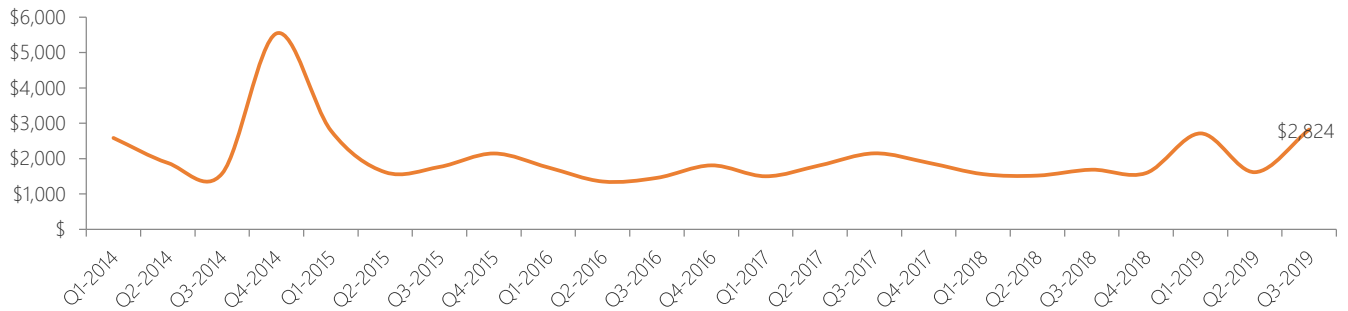
Quarter	2014	2015	2016	2017	2018	2019
Q1	28	35	23	16	21	35
Q2	61	32	28	24	22	36
Q3	30	29	25	20	27	24
Q4	30	27	25	19	33	



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Median Sale Price per Square Foot

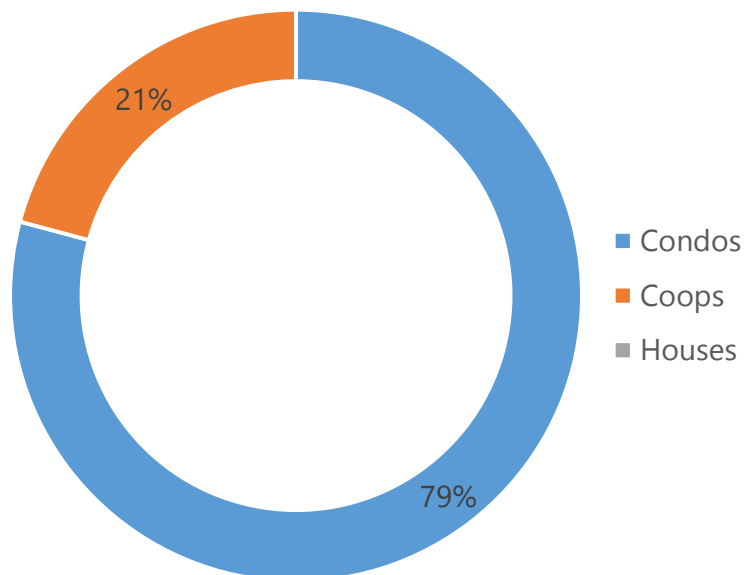


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$16,555,944	417%	\$3,206	84%	19
Coops	\$790,000	-34%	\$2,824	152%	5
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
220 Central Park S #PH16	1-01030-1117	16-Jul-19	\$65,750,000	Condo	
220 Central Park S #56A	1-01030-1086	24-Sep-19	\$41,748,250	Condo	
220 Central Park S #54A	1-01030-1083	19-Sep-19	\$38,184,375	Condo	
220 Central Park S #44B	1-01030-1076	16-Jul-19	\$26,750,000	Condo	3,043
220 Central Park S #42B	1-01030-1072	9-Aug-19	\$24,001,171	Condo	3,043
220 Central Park S #37B	1-01030-1062	17-Jul-19	\$22,197,850	Condo	3,043
220 Central Park S #36B	1-01030-1060	24-Sep-19	\$21,892,375	Condo	
157 W 57th St #61B	1-01010-1673	27-Sep-19	\$19,913,000	Condo	4,193
220 Central Park S #58A	1-01030-1089	16-Sep-19	\$18,500,000	Condo	
220 Central Park S #26C	1-01030-1041	17-Jul-19	\$14,611,888	Condo	2,455
171 W 57th St #7C	1-01010-1320	23-Sep-19	\$4,300,000	Condo	2,587
200 Central Park S #6D	1-01030-0029	16-Jul-19	\$3,380,000	Coop	1,100
200 Central Park S #3D	1-01030-0029	31-Jul-19	\$2,400,000	Coop	850
220 Central Park S #20J	1-01030-1027	19-Sep-19	\$2,068,706	Condo	
220 Central Park S #20H	1-01030-1026	19-Sep-19	\$1,892,109	Condo	
220 Central Park S #18H	1-01030-1006	27-Sep-19	\$1,858,306	Condo	
100 W 58th St #9F	1-01010-1461	22-Aug-19	\$1,410,000	Condo	1,176
160 Central Park S #820	1-01011-2012	16-Sep-19	\$812,000	Condo	729
200 Central Park S #15K	1-01030-0029	23-Jul-19	\$790,000	Coop	625
200 Central Park S #11F	1-01030-0029	15-Aug-19	\$699,000	Coop	
106 Central Park S #8D	1-01011-4160	26-Jul-19	\$550,000	Condo	336
205 W 57th St #6DB	1-01029-0027	15-Aug-19	\$425,000	Coop	
160 Central Park S #3008	1-01011-1707	9-Aug-19	\$300,000	Condo	763



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