

FLATIRON DISTRICT

A quarterly analysis of residential sales
in Flatiron District, Manhattan

3rd Quarter 2019



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Residential Market Report, 3rd Quarter 2019

Flatiron District, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.14M

-30% YoY

NO. OF TRANSACTIONS

40

-7% YoY

MEDIAN PRICE/SQ.FT.

\$1,518

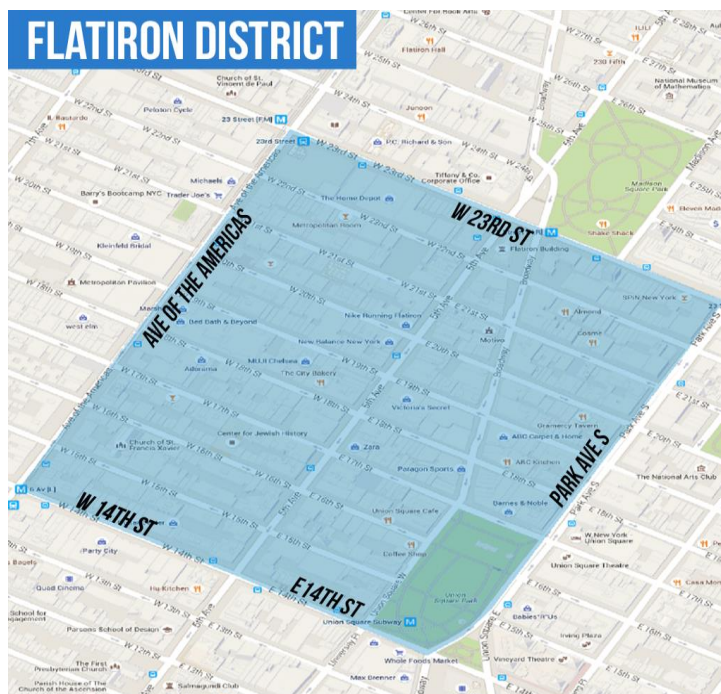
-8% YoY

MANHATTAN
MEDIAN SALE PRICE

\$995K

-9% YoY

NEIGHBORHOOD BOUNDARIES

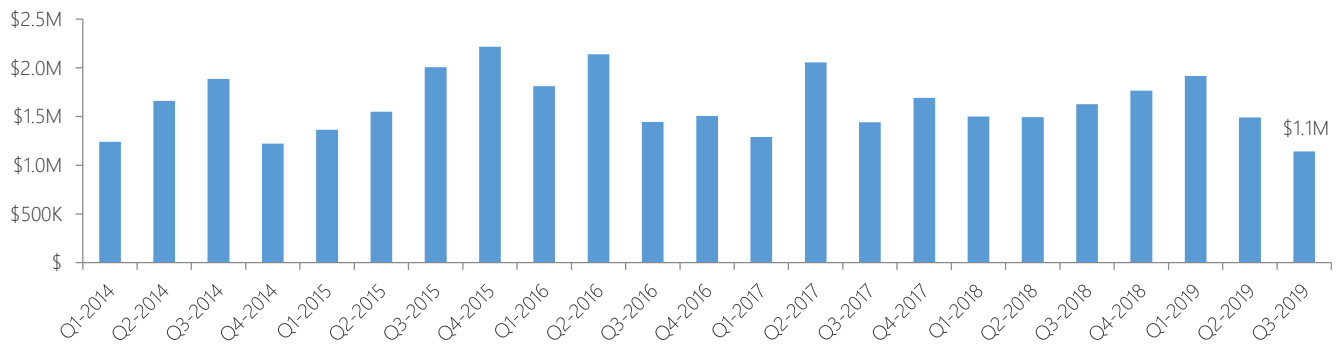


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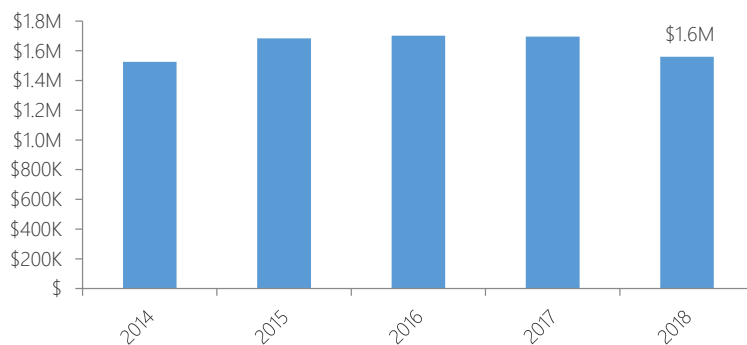


RESIDENTIAL STATS

Median Sale Price by Quarter

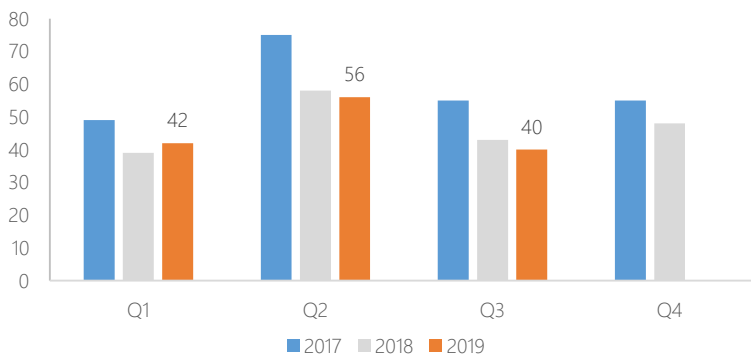


Median Sale Price by Year



Number of Transactions

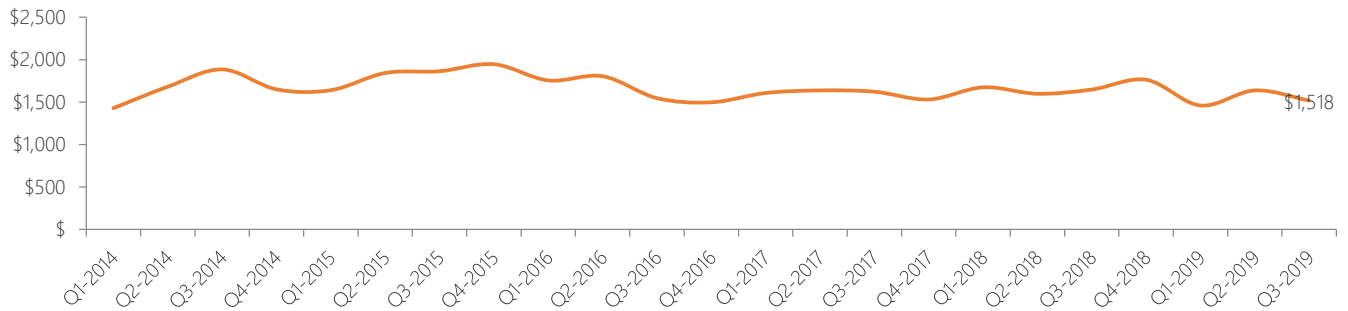
Quarter	2014	2015	2016	2017	2018	2019
Q1	55	56	50	49	39	42
Q2	82	68	53	75	58	56
Q3	80	84	54	55	43	40
Q4	50	48	41	55	48	



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Median Sale Price per Square Foot

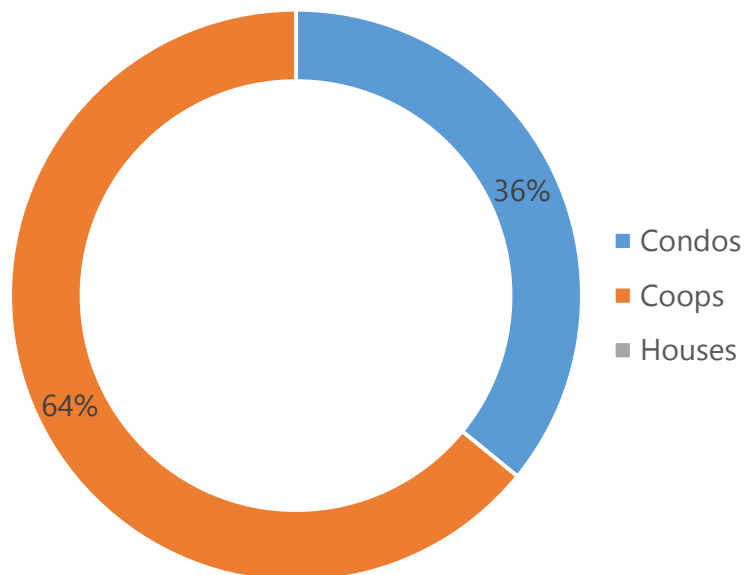


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,456,250	-44%	\$1,689	-8%	14
Coops	\$898,500	-31%	\$1,167	-8%	25
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
35 W 15th St #24A	1-00817-1256	5-Aug-19	\$8,146,875	Condo	3,369
23 E 22nd St #33B	1-00851-1945	5-Jul-19	\$4,980,000	Condo	1,560
12 W 17th St #PH	1-00818-0058	27-Aug-19	\$3,825,000	Coop	
69 Fifth Ave #20D	1-00842-1002	16-Sep-19	\$2,700,000	Coop	
5 E 22nd St #6J	1-00851-1214	15-Aug-19	\$2,490,000	Condo	1,273
17 E 17th St #NO2	1-00846-1502	5-Aug-19	\$2,475,000	Condo	
222 Park Ave S #8D	1-00847-0038	18-Jul-19	\$2,211,413	Coop	
29 E 22nd St #7N	1-00851-1802	28-Aug-19	\$2,150,000	Coop	
5 E 22nd St #9C	1-00851-1074	6-Sep-19	\$2,079,000	Condo	1,056
4 W 21st St #12D	1-00822-0045	14-Aug-19	\$1,750,000	Coop	1,500
29 E 22nd St #3N	1-00851-1802	22-Aug-19	\$1,675,000	Coop	1,600
254 Park Ave S #11NO	1-00849-1704	26-Aug-19	\$1,600,000	Condo	943
7 E 14th St #906	1-00842-0007	12-Sep-19	\$1,575,000	Coop	
254 Park Ave S #7HJ	1-00849-1662	13-Sep-19	\$1,482,500	Condo	942
254 Park Ave S #10B	1-00849-1690	30-Aug-19	\$1,430,000	Condo	897
50 W 15th St #1C	1-00816-1303	26-Aug-19	\$1,360,000	Condo	1,061
874 Broadway #407	1-00847-0024	12-Sep-19	\$1,325,000	Coop	
5 E 22nd St #27H	1-00851-1206	25-Sep-19	\$1,195,000	Condo	611
22 W 15th St #3G	1-00816-1071	15-Jul-19	\$1,182,500	Condo	700
16 W 16th St #12DS	1-00817-0029	2-Jul-19	\$1,100,000	Coop	
10 W 15th St #920	1-00816-0031	19-Aug-19	\$1,100,000	Coop	
10 W 15th St #203	1-00816-0031	26-Aug-19	\$1,010,000	Coop	700
5 E 22nd St #4S	1-00851-1382	2-Aug-19	\$988,000	Condo	606
280 Park Ave S #6E	1-00850-1243	12-Aug-19	\$988,000	Condo	728
16 W 16th St #6LN	1-00817-0029	1-Aug-19	\$925,000	Coop	
10 W 15th St #1616	1-00816-0031	8-Jul-19	\$872,000	Coop	
10 W 15th St #1021	1-00816-0031	24-Jul-19	\$830,000	Coop	
7 E 14th St #1228	1-00842-0007	6-Sep-19	\$800,000	Coop	705
7 E 14th St #1627	1-00842-0007	15-Jul-19	\$799,000	Coop	
7 E 14th St #21E	1-00842-0007	9-Aug-19	\$795,000	Coop	
16 W 19th St #5B	1-00820-1318	23-Aug-19	\$780,000	Condo	653
16 W 16th St #8GN	1-00817-0029	15-Aug-19	\$775,000	Coop	650
16 W 16th St #6FN	1-00817-0029	3-Sep-19	\$770,000	Coop	
10 W 15th St #724	1-00816-0031	21-Aug-19	\$585,000	Coop	400
16 W 16th St #2FS	1-00817-0029	30-Jul-19	\$565,000	Coop	
16 W 16th St #6HN	1-00817-0029	29-Aug-19	\$565,000	Coop	
10 W 15th St #16K	1-00816-0031	9-Sep-19	\$525,000	Coop	
54 W 16th St #4J	1-00817-0085	6-Aug-19	\$518,750	Coop	500



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