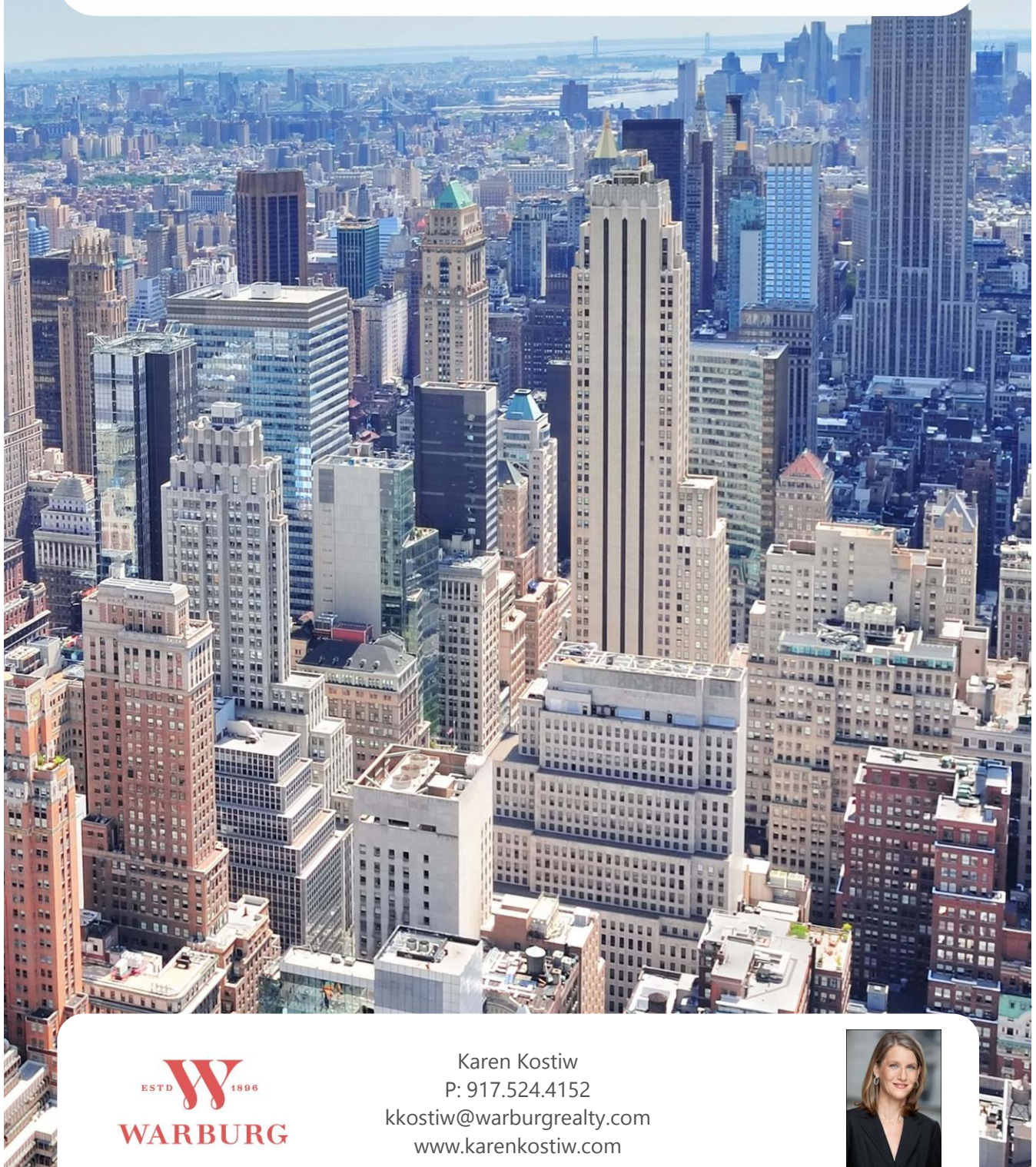


MIDTOWN MANHATTAN

A quarterly analysis of residential sales
in Midtown Manhattan, Manhattan

3rd Quarter 2019



Karen Kostiw
P: 917.524.4152
kkostiw@warburgrealty.com
www.karenkostiw.com



Residential Market Report, 3rd Quarter 2019

Midtown Manhattan, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$925K

-6% YoY

NO. OF TRANSACTIONS

839

-18% YoY

MEDIAN PRICE/SQ.FT.

\$1,272

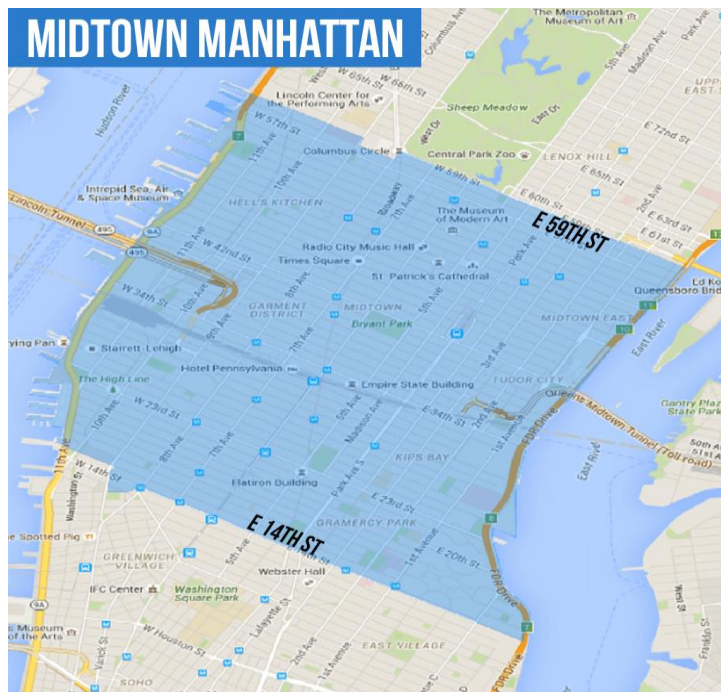
-2% YoY

MANHATTAN
MEDIAN SALE PRICE

\$995K

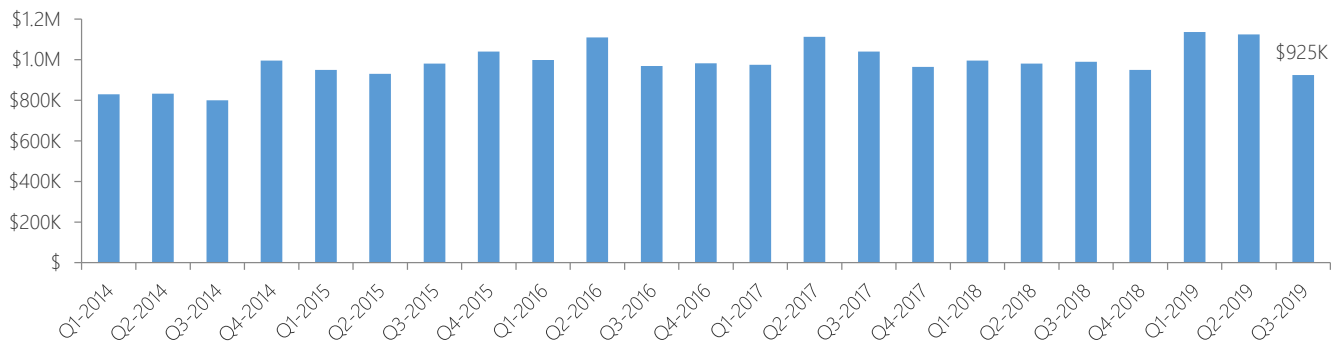
-9% YoY

NEIGHBORHOOD BOUNDARIES

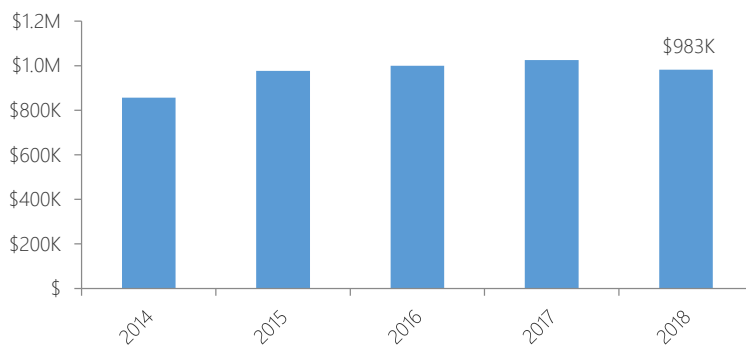


RESIDENTIAL STATS

Median Sale Price by Quarter

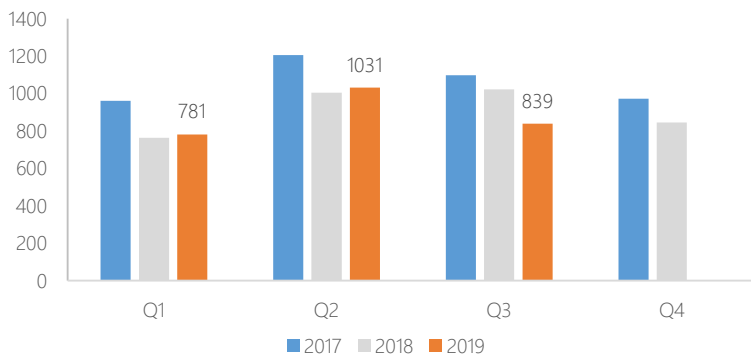


Median Sale Price by Year



Number of Transactions

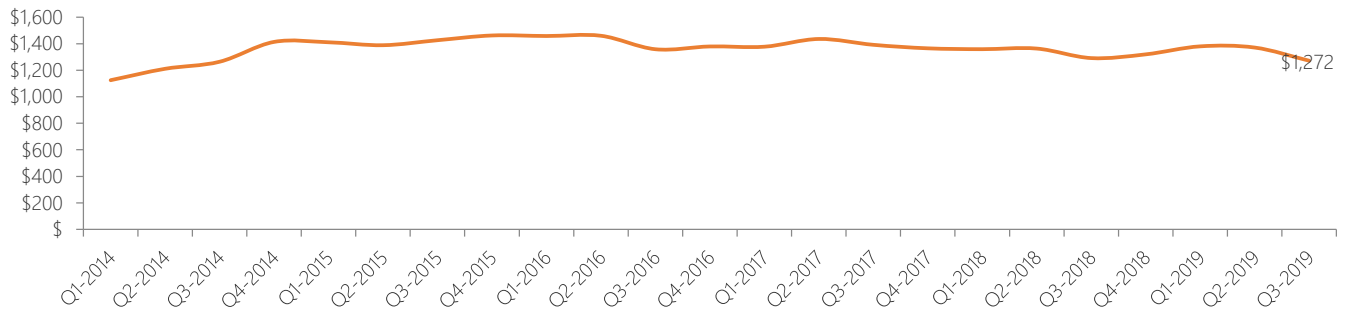
Quarter	2014	2015	2016	2017	2018	2019
Q1	1015	1015	1109	961	764	781
Q2	1256	1311	1246	1205	1004	1031
Q3	1335	1343	1101	1097	1022	839
Q4	1130	1165	1012	973	845	



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Median Sale Price per Square Foot

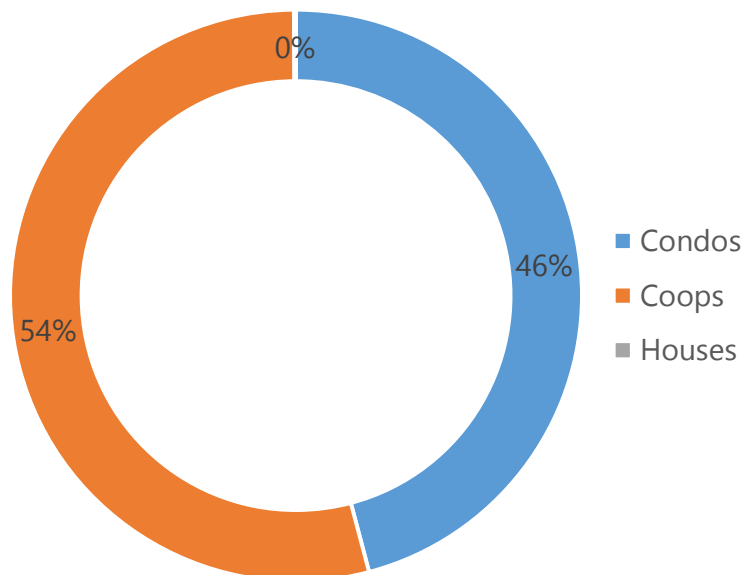


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,430,000	-5%	\$1,404	-5%	385
Coops	\$690,000	-5%	\$1,000	0%	453
Houses	\$6,725,000	-10%	\$1,620	-34%	1

Number of Sales by Building Type



TOP 100 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
16 W 40th St #30A	1-00841-1056	30-Sep-19	\$8,500,000	Condo	
35 W 15th St #24A	1-00817-1256	5-Aug-19	\$8,146,875	Condo	3,369
121 E 22nd St #NPH2	1-00878-1121	30-Jul-19	\$8,044,175	Condo	
10 Madison Sq W #8F	1-00826-1053	16-Sep-19	\$7,650,000	Condo	2,391
545 W 30th St #80D	1-00702-1255	27-Aug-19	\$7,210,914	Condo	2,175
545 W 30th St #68A	1-00702-1182	25-Jul-19	\$7,107,044	Condo	2,068
545 W 30th St #63A	1-00702-1152	6-Aug-19	\$7,004,719	Condo	2,087
483 W 22nd St	1-00720-0006	3-Sep-19	\$6,725,000	House	4,150
212 W 18th St #9D	1-00767-1516	27-Sep-19	\$6,450,000	Condo	1,730
50 W 30th St #PH1	1-00831-1155	4-Sep-19	\$6,405,206	Condo	2,530
224 W 18th St #PHB	1-00767-1332	5-Sep-19	\$6,340,000	Condo	4,570
545 W 30th St #64D	1-00702-1161	22-Aug-19	\$6,006,834	Condo	2,017
845 United Nations Plz #40B	1-01340-1205	31-Jul-19	\$6,000,000	Condo	2,854
545 W 30th St #78D	1-00702-1245	20-Aug-19	\$5,783,319	Condo	1,735
545 W 30th St #68D	1-00702-1185	21-Aug-19	\$5,649,750	Condo	2,002
545 W 30th St #69D	1-00702-1191	9-Jul-19	\$5,600,034	Condo	1,783
545 W 30th St #70D	1-00702-1197	15-Jul-19	\$5,518,750	Condo	1,779
16 W 40th St #29A	1-00841-1053	15-Jul-19	\$5,508,733	Condo	1,650
121 E 22nd St #N1703	1-00878-1117	8-Jul-19	\$5,269,444	Condo	
45 Gramercy Park N #6A	1-00877-0026	6-Aug-19	\$5,250,000	Coop	
545 W 30th St #77F	1-00702-1241	28-Aug-19	\$5,093,750	Condo	1,668
132 W 22nd St #9	1-00797-1211	21-Aug-19	\$5,050,000	Condo	2,875
545 W 30th St #68F	1-00702-1187	5-Sep-19	\$5,044,088	Condo	1,801
545 W 30th St #74F	1-00702-1223	26-Jul-19	\$5,034,250	Condo	1,700
545 W 30th St #79F	1-00702-1252	19-Sep-19	\$5,033,750	Condo	1,646
545 W 30th St #73F	1-00702-1217	21-Aug-19	\$5,000,000	Condo	1,710
845 United Nations Plz #75A	1-01340-1328	18-Sep-19	\$4,999,000	Condo	2,472
177 Ninth Ave #PHB	1-00718-1004	30-Sep-19	\$4,990,000	Coop	2,049
545 W 30th St #68C	1-00702-1184	8-Aug-19	\$4,989,584	Condo	1,869
545 W 30th St #65F	1-00702-1169	30-Jul-19	\$4,983,493	Condo	1,825
23 E 22nd St #33B	1-00851-1945	5-Jul-19	\$4,980,000	Condo	1,560
545 W 30th St #71F	1-00702-1205	13-Aug-19	\$4,974,250	Condo	1,729
545 W 30th St #33A	1-00702-1089	11-Sep-19	\$4,953,750	Condo	1,779
545 W 30th St #75F	1-00702-1229	2-Jul-19	\$4,947,949	Condo	1,690
545 W 30th St #69F	1-00702-1193	8-Jul-19	\$4,934,250	Condo	1,747
225 Fifth Ave #3L	1-00856-1130	17-Jul-19	\$4,850,000	Condo	1,981
545 W 30th St #33C	1-00702-1091	24-Sep-19	\$4,814,981	Condo	1,659
209 W 14th St #TH	1-00764-1303	5-Aug-19	\$4,700,000	Condo	
545 W 30th St #25C	1-00702-1019	26-Sep-19	\$4,529,750	Condo	1,665
171 W 57th St #7C	1-01010-1320	23-Sep-19	\$4,300,000	Condo	2,587



Karen Kostiw
P: 917.524.4152
kkostiw@warburgrealty.com
www.karenkostiw.com



Address	BBL	Sale date	Sale price	Property type	Sqft
151 W 17th St #PHB	1-00793-1229	22-Aug-19	\$4,225,000	Condo	2,705
100 United Nations Plz #39B	1-01341-1613	19-Jul-19	\$4,200,000	Condo	3,129
100 United Nations Plz #39A	1-01341-1613	19-Jul-19	\$4,200,000	Condo	3,129
10 Madison Sq W #7D	1-00826-1044	17-Sep-19	\$4,050,000	Condo	1,690
16 W 40th St #29C	1-00841-1055	2-Jul-19	\$3,972,500	Condo	1,329
225 Fifth Ave #9M	1-00856-1233	25-Sep-19	\$3,950,000	Condo	1,388
400 E 51st St #27A	1-01362-1151	25-Jul-19	\$3,900,000	Condo	2,303
12 W 17th St #PH	1-00818-0058	27-Aug-19	\$3,825,000	Coop	
155 W 18th St #401	1-00794-1308	12-Aug-19	\$3,777,000	Condo	1,951
209 W 14th St #2A	1-00764-1304	20-Aug-19	\$3,768,813	Condo	
545 W 30th St #77C	1-00702-1238	12-Aug-19	\$3,547,260	Condo	1,130
545 W 30th St #78C	1-00702-1244	9-Sep-19	\$3,518,213	Condo	1,124
360 W 36th St #6N	1-00759-0072	8-Jul-19	\$3,450,000	Coop	2,800
207 E 57th St #28A	1-01331-1354	30-Jul-19	\$3,420,000	Condo	1,795
845 United Nations Plz #76D	1-01340-1360	27-Sep-19	\$3,400,000	Condo	2,011
200 Central Park S #6D	1-01030-0029	16-Jul-19	\$3,380,000	Coop	1,100
545 W 30th St #75C	1-00702-1226	27-Aug-19	\$3,341,564	Condo	1,142
215 E 19th St #5B	1-00900-1039	21-Aug-19	\$3,250,000	Condo	1,520
121 E 22nd St #N408	1-00878-1029	16-Aug-19	\$3,151,484	Condo	
121 E 23rd St #17A	1-00879-1081	10-Sep-19	\$3,100,000	Condo	1,743
475 W 22nd St #1	1-00720-0010	26-Aug-19	\$2,998,500	Coop	
82 Irving Pl #2E	1-00875-0025	27-Aug-19	\$2,988,000	Coop	
2 Sutton Pl S #8S	1-01368-0025	26-Aug-19	\$2,950,000	Coop	
50 Gramercy Park N #2B	1-00877-0013	13-Aug-19	\$2,950,000	Coop	
471 W 22nd St #C	1-00720-0012	24-Jul-19	\$2,950,000	Coop	
209 W 14th St #5B	1-00764-1313	20-Sep-19	\$2,945,000	Condo	
234 W 20th St #1B	1-00769-1502	28-Aug-19	\$2,925,000	Condo	2,223
112 E 19th St #9F	1-00874-0069	28-Aug-19	\$2,915,000	Coop	
320 W 57th St #41M	1-01047-2395	25-Jul-19	\$2,900,000	Condo	1,355
22 W 26th St #10G	1-00827-0060	23-Jul-19	\$2,900,000	Coop	
60 Sutton Pl S #19CS	1-01365-0020	5-Sep-19	\$2,875,000	Coop	2,300
959 First Ave #26L	1-01345-1211	30-Jul-19	\$2,850,000	Condo	
461 W 22nd St #A	1-00720-0016	28-Aug-19	\$2,825,000	Coop	1,600
444 E 57th St #12E	1-01368-1035	15-Aug-19	\$2,800,000	Condo	2,190
133 W 22nd St #11E	1-00798-1556	24-Jul-19	\$2,800,000	Condo	1,299
172 Madison Ave #10A	1-00863-1122	10-Jul-19	\$2,752,941	Condo	1,479
430 W 23rd St #C	1-00720-0063	12-Sep-19	\$2,750,000	Coop	
447 W 18th St #GD1	1-00716-1201	29-Aug-19	\$2,730,000	Condo	2,994
121 E 22nd St #N509	1-00878-1039	3-Sep-19	\$2,721,986	Condo	
450 W 42nd St #54D	1-01051-1341	27-Aug-19	\$2,720,000	Condo	1,119
50 W 30th St #20B	1-00831-1150	15-Aug-19	\$2,720,000	Condo	1,310
430 E 57th St #8D	1-01368-0036	19-Aug-19	\$2,715,000	Coop	
69 Fifth Ave #20D	1-00842-1002	16-Sep-19	\$2,700,000	Coop	
112 E 19th St #5F	1-00874-0069	11-Sep-19	\$2,675,000	Coop	1,800
500 W 21st St #4C	1-00692-1116	15-Jul-19	\$2,650,000	Condo	1,057
440 W 23rd St #B	1-00720-0067	19-Sep-19	\$2,650,000	Coop	1,458
60 Sutton Pl S #14IJK	1-01365-0020	29-Aug-19	\$2,625,000	Coop	2,730
172 Madison Ave #7A	1-00863-1113	5-Aug-19	\$2,600,000	Condo	1,479
15 W 53rd St #19D	1-01269-1083	17-Jul-19	\$2,600,000	Condo	1,917
101 W 24th St #18D	1-00800-1426	29-Jul-19	\$2,595,000	Condo	1,286



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