

# SUTTON PLACE

A quarterly analysis of residential sales  
in Sutton Place, Manhattan

3rd Quarter 2019



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# Residential Market Report, 3rd Quarter 2019

## Sutton Place, Manhattan

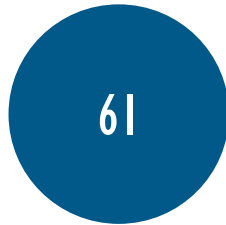
### SUMMARY

MEDIAN SALE PRICE



-6% YoY

NO. OF TRANSACTIONS



-21% YoY

MEDIAN PRICE/SQ.FT.



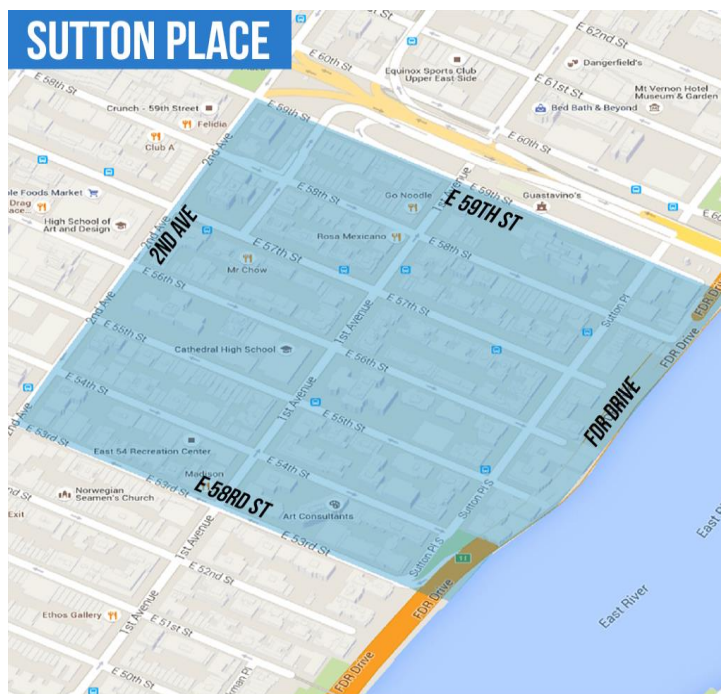
4% YoY

MANHATTAN  
MEDIAN SALE PRICE



-9% YoY

### NEIGHBORHOOD BOUNDARIES

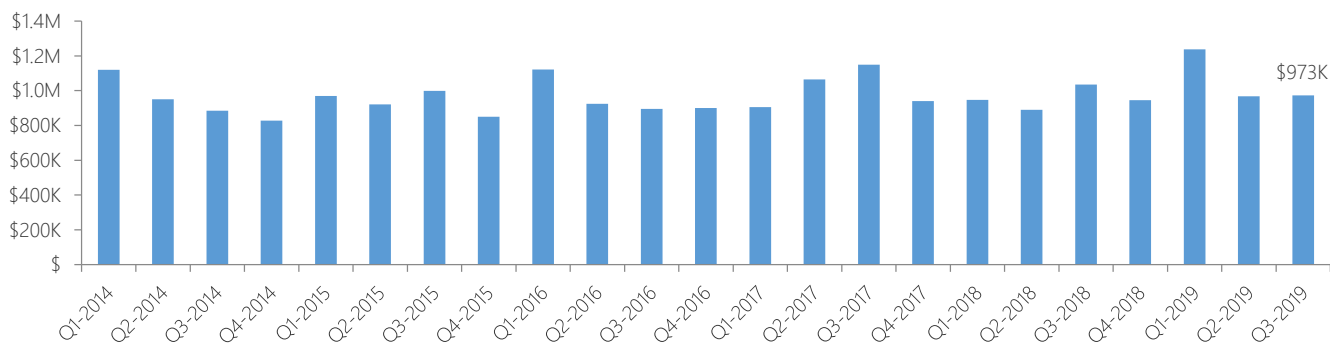


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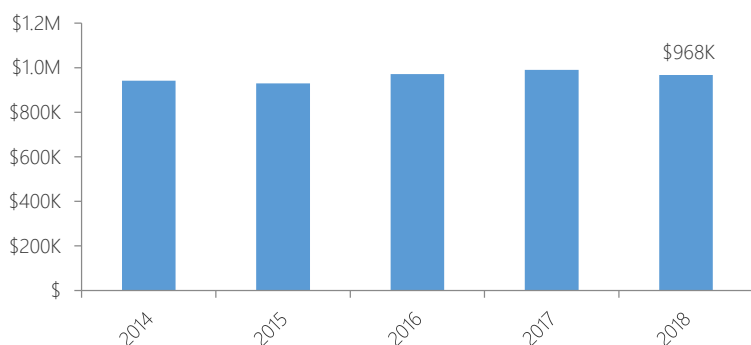


# RESIDENTIAL STATS

## Median Sale Price by Quarter

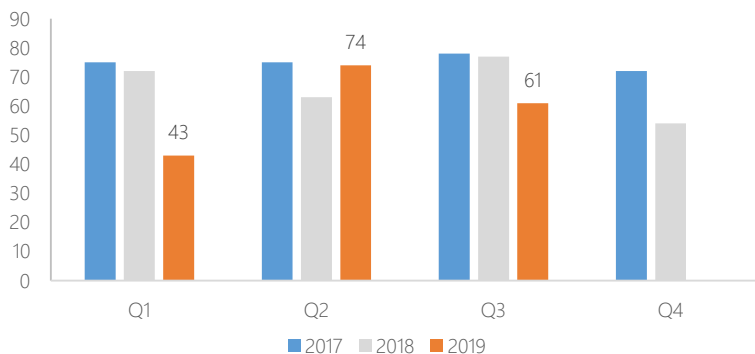


## Median Sale Price by Year



## Number of Transactions

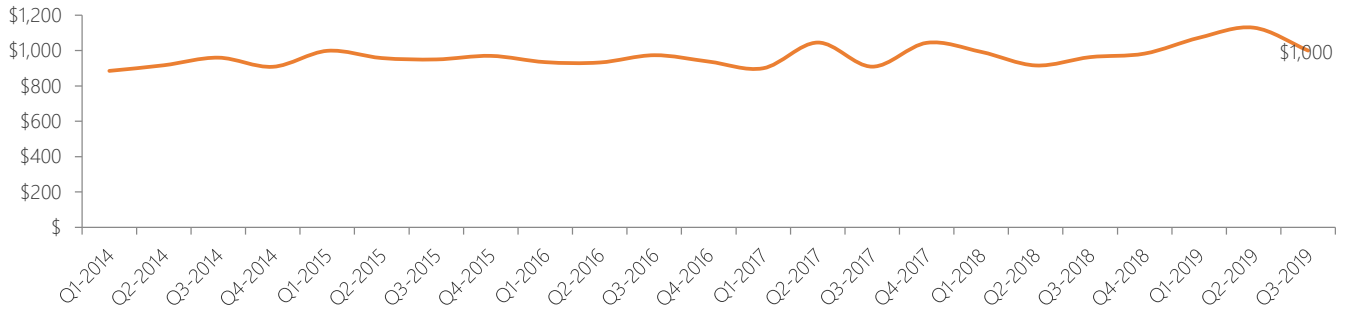
Quarter	2014	2015	2016	2017	2018	2019
Q1	89	72	78	75	72	43
Q2	89	84	75	75	63	74
Q3	103	77	66	78	77	61
Q4	80	72	67	72	54	



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## Median Sale Price per Square Foot

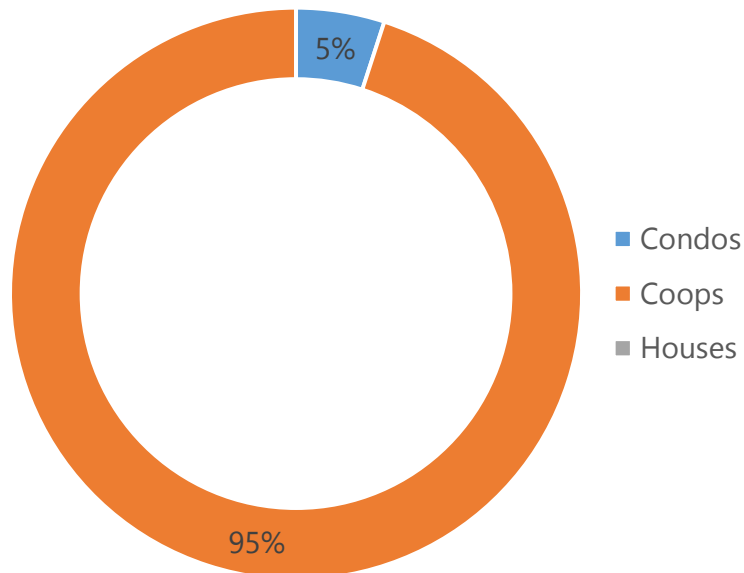


## RESIDENTIAL SALES BREAKDOWN

### Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,400,000	135%	\$1,087	-9%	3
Coops	\$950,000	-6%	\$967	3%	57
Houses	-	-	-	-	0

### Number of Sales by Building Type



## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
2 Sutton Pl S #8S	1-01368-0025	26-Aug-19	\$2,950,000	Coop	
60 Sutton Pl S #19CS	1-01365-0020	5-Sep-19	\$2,875,000	Coop	2,300
444 E 57th St #12E	1-01368-1035	15-Aug-19	\$2,800,000	Condo	2,190
430 E 57th St #8D	1-01368-0036	19-Aug-19	\$2,715,000	Coop	
60 Sutton Pl S #14IJK	1-01365-0020	29-Aug-19	\$2,625,000	Coop	2,730
415 E 54th St #21M	1-01366-1079	24-Sep-19	\$2,400,000	Condo	2,244
300 E 59th St #1402	1-01351-0001	26-Aug-19	\$1,999,999	Coop	2,000
20 Sutton Pl S #11D	1-01367-0026	13-Sep-19	\$1,800,000	Coop	
425 E 58th St #45B	1-01370-0015	15-Aug-19	\$1,795,000	Coop	
400 E 56th St #15H	1-01367-0001	19-Aug-19	\$1,725,000	Coop	
400 E 56th St #7H	1-01367-0001	7-Aug-19	\$1,650,000	Coop	1,490
60 Sutton Pl S #3CS	1-01365-0020	24-Jul-19	\$1,595,000	Coop	
45 Sutton Pl S #8L	1-01371-0014	26-Aug-19	\$1,584,158	Coop	1,550
447 E 57th St #9A	1-01369-0016	31-Jul-19	\$1,550,000	Coop	
400 E 56th St #19B	1-01367-0001	17-Jul-19	\$1,500,000	Coop	1,374
45 Sutton Pl S #12M	1-01371-0014	22-Aug-19	\$1,400,000	Coop	1,400
430 E 57th St #2D	1-01368-0036	28-Aug-19	\$1,350,000	Coop	
60 Sutton Pl S #1DN	1-01365-0020	15-Aug-19	\$1,325,000	Coop	
35 Sutton Pl #16D	1-01372-0073	14-Aug-19	\$1,300,000	Coop	
418 E 59th St #36A	1-01370-0038	27-Sep-19	\$1,300,000	Coop	
447 E 57th St #9B	1-01369-0016	31-Jul-19	\$1,210,000	Coop	1,600
418 E 59th St #7A	1-01370-0038	4-Sep-19	\$1,200,000	Coop	
351 E 57th St #15D	1-01350-1017	24-Jul-19	\$1,200,000	Coop	1,300
25 Sutton Pl S #17D	1-01371-0038	19-Aug-19	\$1,200,000	Coop	
424 E 57th St #6B	1-01368-0039	11-Sep-19	\$1,099,000	Coop	
345 E 56th St #PHC	1-01349-1004	2-Jul-19	\$1,075,000	Coop	
300 E 59th St #1505	1-01351-0001	30-Jul-19	\$1,070,000	Coop	1,100
50 Sutton Pl S #6L	1-01366-0025	13-Sep-19	\$1,065,000	Coop	
45 Sutton Pl S #10B	1-01371-0014	17-Jul-19	\$995,000	Coop	
303 E 57th St #36B	1-01350-0001	18-Jul-19	\$950,000	Coop	1,800
400 E 56th St #11C	1-01367-0001	28-Aug-19	\$950,000	Coop	
411 E 57th St #12D	1-01369-0002	24-Jul-19	\$940,000	Coop	
45 Sutton Pl S #9G	1-01371-0014	9-Aug-19	\$930,000	Coop	
20 Sutton Pl S #4A	1-01367-0026	1-Jul-19	\$920,000	Coop	
430 E 56th St #11B	1-01367-0035	19-Sep-19	\$910,000	Coop	
45 Sutton Pl S #17G	1-01371-0014	17-Jul-19	\$905,000	Coop	
347 E 53rd St #6B	1-01346-0020	13-Aug-19	\$757,500	Coop	
60 Sutton Pl S #12HN	1-01365-0020	31-Jul-19	\$750,000	Coop	700
320 E 54th St #10B	1-01346-1074	17-Jul-19	\$750,000	Condo	690
25 Sutton Pl S #7I	1-01371-0038	21-Aug-19	\$746,640	Coop	
420 E 55th St #2N	1-01366-0016	29-Aug-19	\$730,694	Coop	
440 E 56th St #9B	1-01367-0031	1-Jul-19	\$725,000	Coop	
60 Sutton Pl S #10NN	1-01365-0020	1-Aug-19	\$710,000	Coop	
300 E 54th St #25E	1-01346-0049	4-Sep-19	\$675,000	Coop	650
419 E 57th St #3E	1-01369-0007	26-Jul-19	\$650,000	Coop	
60 Sutton Pl S #2HS	1-01365-0020	8-Aug-19	\$640,000	Coop	
303 E 57th St #26G	1-01350-0001	15-Jul-19	\$628,000	Coop	
345 E 57th St #4C	1-01350-0020	10-Sep-19	\$625,000	Coop	
333 E 53rd St #1F	1-01346-0014	23-Sep-19	\$610,000	Coop	800
333 E 55th St #2H	1-01348-0016	24-Sep-19	\$595,000	Coop	800



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Address	BBL	Sale date	Sale price	Property type	Sqft
60 Sutton Pl S #3MN	1-01365-0020	16-Jul-19	\$590,000	Coop	
351 E 57th St #10E	1-01350-1017	16-Jul-19	\$580,000	Coop	700
400 E 56th St #39K	1-01367-0001	4-Sep-19	\$550,000	Coop	
351 E 57th St #2F	1-01350-1017	28-Aug-19	\$530,000	Coop	
351 E 57th St #2E	1-01350-1017	16-Sep-19	\$516,000	Coop	
60 Sutton Pl S #12IN	1-01365-0020	6-Aug-19	\$435,000	Coop	500
339 E 58th St #9H	1-01351-0017	29-Aug-19	\$335,000	Coop	400
320 E 57th St #12	1-01349-0044	8-Jul-19	\$175,000	Coop	



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