

FLATIRON DISTRICT

A quarterly analysis of residential sales
in Flatiron District, Manhattan

4th Quarter 2019



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



Residential Market Report, 4th Quarter 2019

Flatiron District, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.2M

-32% YoY

NO. OF TRANSACTIONS

36

-25% YoY

MEDIAN PRICE/SQ.FT.

\$1,574

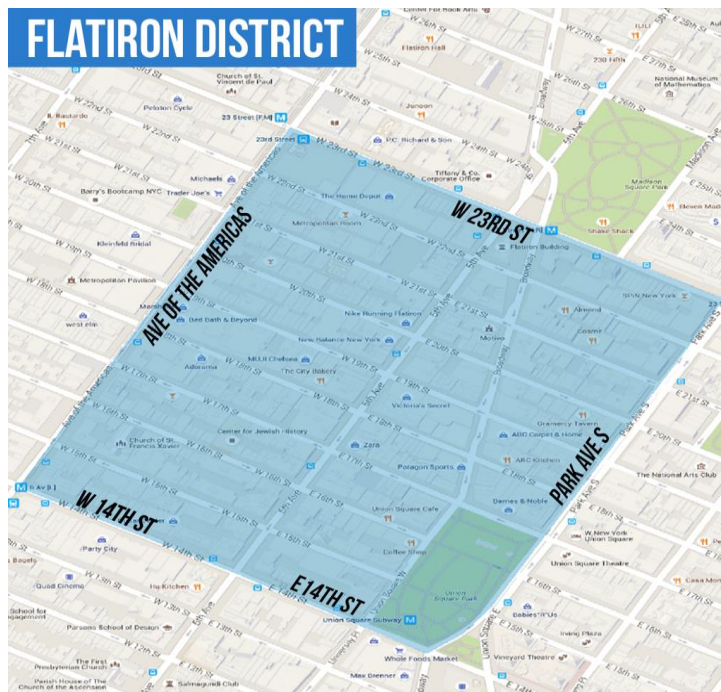
-11% YoY

MANHATTAN
MEDIAN SALE PRICE

\$999K

-1% YoY

NEIGHBORHOOD BOUNDARIES

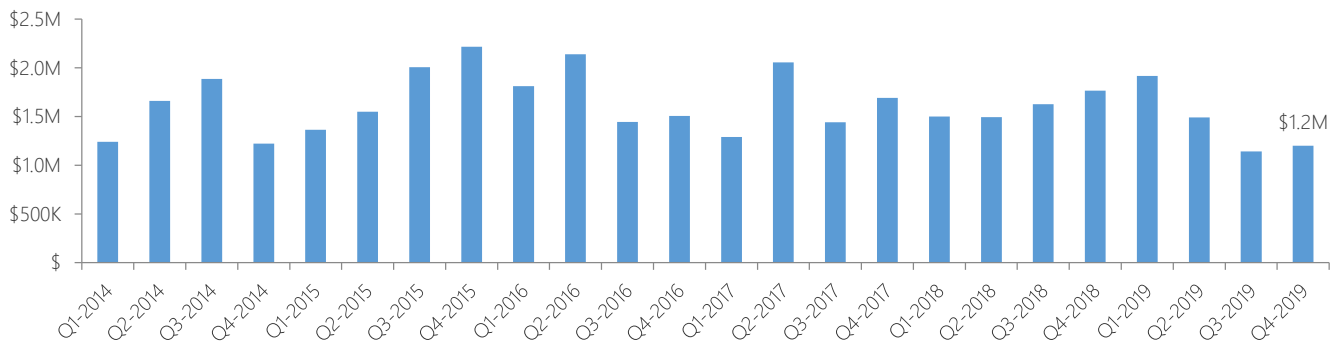


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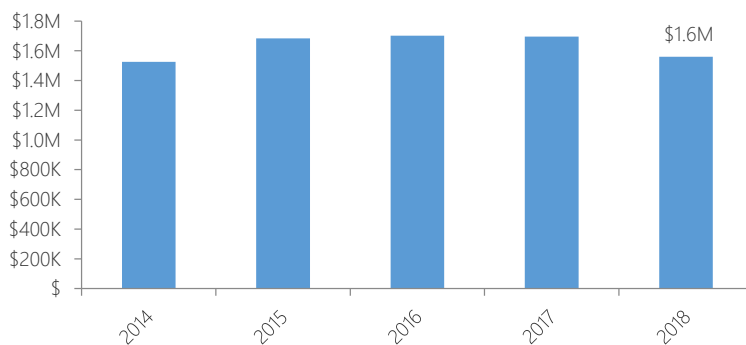


RESIDENTIAL STATS

Median Sale Price by Quarter

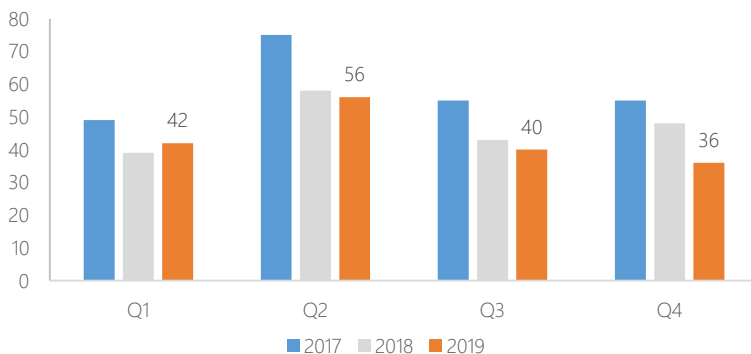


Median Sale Price by Year



Number of Transactions

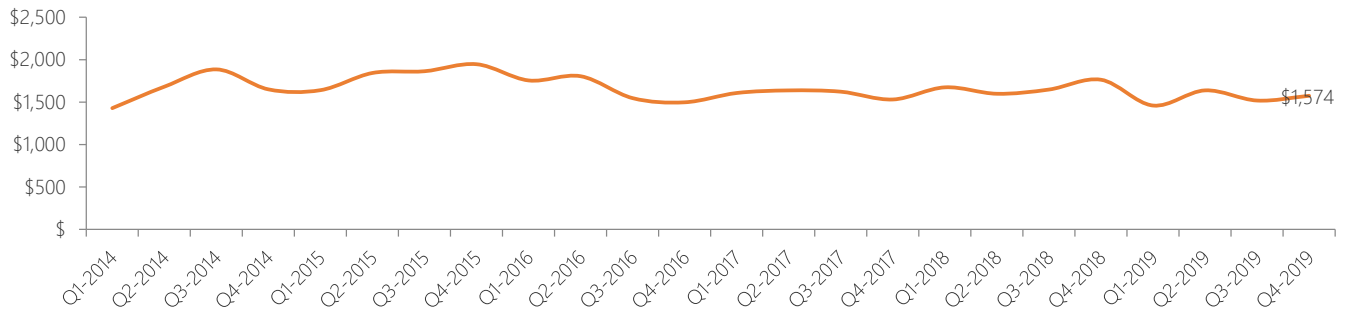
Quarter	2014	2015	2016	2017	2018	2019
Q1	55	56	50	49	39	42
Q2	82	68	53	75	58	56
Q3	80	84	54	55	43	40
Q4	50	48	41	55	48	36



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Median Sale Price per Square Foot

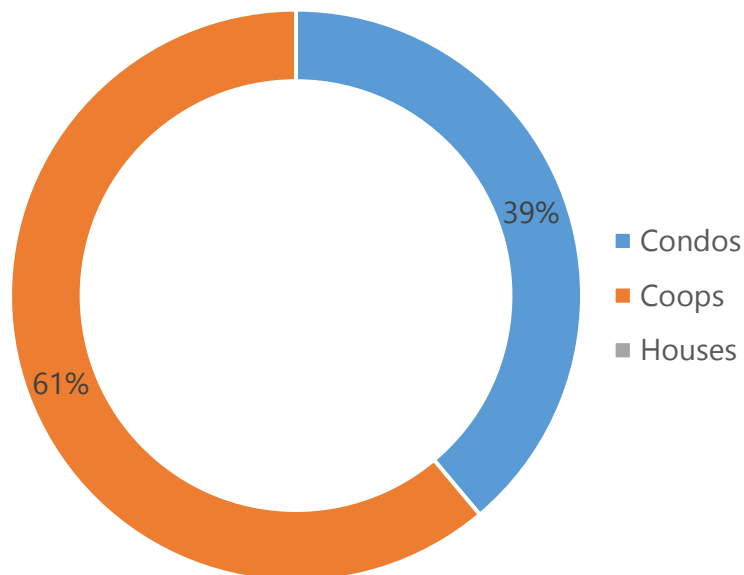


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,717,500	-34%	\$1,637	-10%	14
Coops	\$985,000	-1%	\$1,232	-9%	22
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
21 E 22nd St #3B	1-00851-0013	26-Dec-19	\$4,600,000	Coop	
55 W 17th St #704	1-00819-1325	20-Dec-19	\$3,353,200	Condo	
55 W 17th St #504	1-00819-1317	21-Oct-19	\$3,202,756	Condo	
32 W 20th St #7BC	1-00821-0062	1-Nov-19	\$3,050,000	Coop	
22 W 15th St #19D	1-00816-1131	28-Oct-19	\$2,900,000	Condo	1,385
260 Park Ave S #5I	1-00849-1240	2-Dec-19	\$2,200,000	Condo	1,328
240 Park Ave S #4C	1-00848-1311	3-Dec-19	\$2,125,000	Condo	1,451
5 E 22nd St #28M	1-00851-1316	19-Nov-19	\$2,118,000	Condo	899
49 E 21st St #8B	1-00850-1727	28-Oct-19	\$1,890,000	Condo	1,308
10 W 15th St #2121	1-00816-0031	18-Oct-19	\$1,825,000	Coop	
10 W 15th St #928	1-00816-0031	11-Nov-19	\$1,810,000	Coop	
105 Fifth Ave #9D	1-00846-0071	2-Dec-19	\$1,800,000	Coop	
280 Park Ave S #22F	1-00850-1415	8-Oct-19	\$1,545,000	Condo	810
4 W 21st St #11D	1-00822-0045	5-Nov-19	\$1,500,000	Coop	1,518
21 E 22nd St #3A	1-00851-0013	23-Dec-19	\$1,217,500	Coop	
5 E 22nd St #15H	1-00851-1194	1-Oct-19	\$1,215,000	Condo	611
69 Fifth Ave #9F	1-00842-1002	1-Oct-19	\$1,215,000	Coop	850
31 W 16th St #2	1-00818-0018	14-Nov-19	\$1,200,000	Coop	750
69 Fifth Ave #12E	1-00842-1002	2-Dec-19	\$1,175,000	Coop	
16 W 19th St #4B	1-00820-1313	18-Nov-19	\$1,090,000	Condo	883
280 Park Ave S #21D	1-00850-1404	2-Oct-19	\$990,000	Condo	629
5 E 22nd St #6G	1-00851-1159	18-Nov-19	\$988,000	Condo	611
10 W 15th St #1715	1-00816-0031	24-Oct-19	\$985,000	Coop	
254 Park Ave S #3H	1-00849-1614	12-Dec-19	\$980,000	Condo	716
5 E 22nd St #15B	1-00851-1052	12-Nov-19	\$975,000	Condo	585
7 E 14th St #17A	1-00842-0007	14-Nov-19	\$850,000	Coop	
10 W 15th St #708	1-00816-0031	7-Oct-19	\$835,000	Coop	725
16 W 16th St #12PS	1-00817-0029	14-Nov-19	\$797,000	Coop	
7 E 14th St #915	1-00842-0007	10-Dec-19	\$790,000	Coop	
7 E 14th St #407	1-00842-0007	21-Nov-19	\$770,000	Coop	625
16 W 16th St #11NS	1-00817-0029	4-Dec-19	\$770,000	Coop	
16 W 16th St #14BS	1-00817-0029	30-Dec-19	\$765,000	Coop	
7 E 14th St #830	1-00842-0007	7-Oct-19	\$710,000	Coop	
7 E 14th St #328	1-00842-0007	1-Oct-19	\$649,000	Coop	
4 W 21st St #2A	1-00822-0045	5-Dec-19	\$600,000	Coop	



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