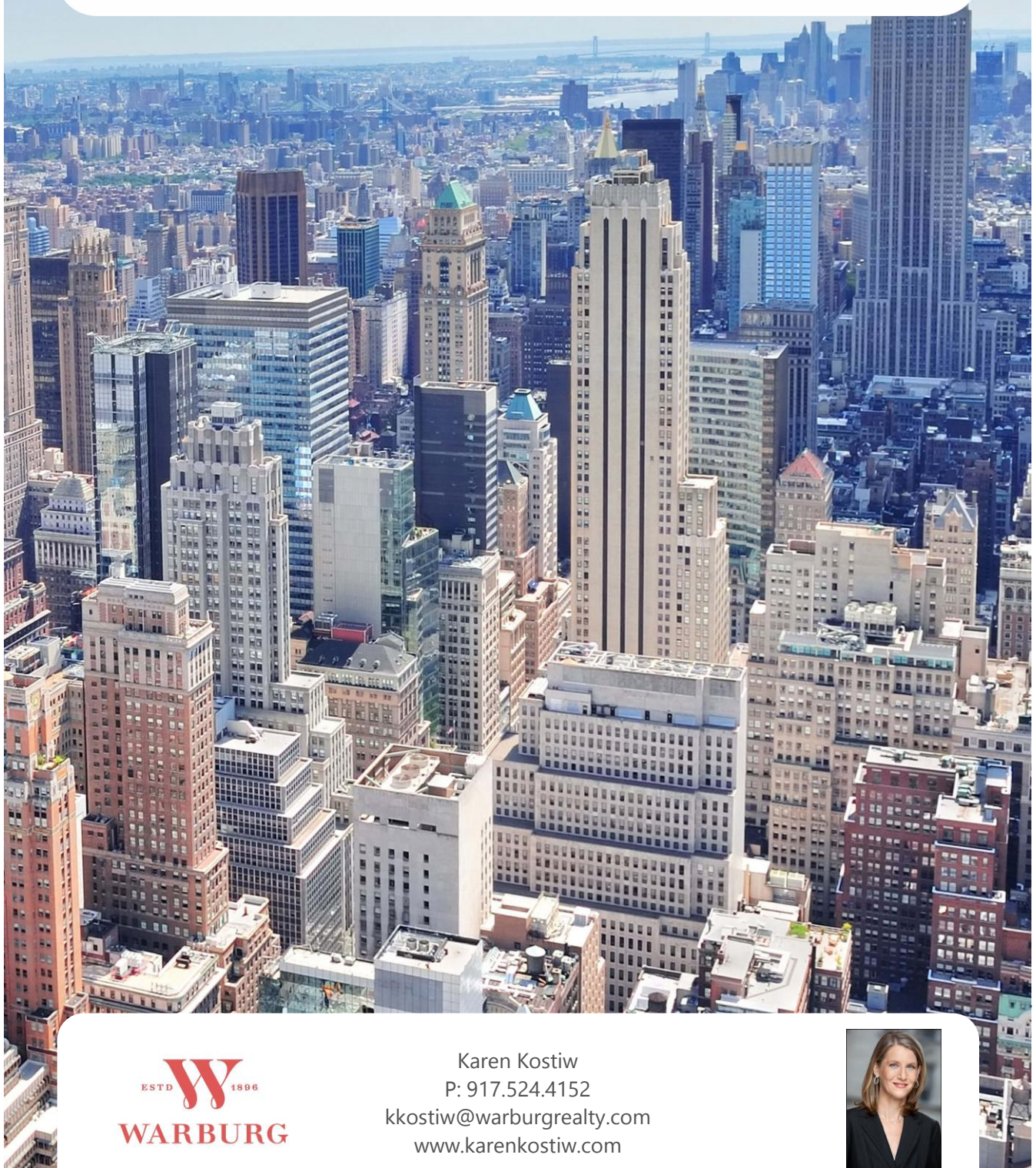


GRAMERCY PARK

A quarterly analysis of residential sales
in Gramercy Park, Manhattan

4th Quarter 2019



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Residential Market Report, 4th Quarter 2019

Gramercy Park, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$999K

-3% YoY

NO. OF TRANSACTIONS

78

1% YoY

MEDIAN PRICE/SQ.FT.

\$1,250

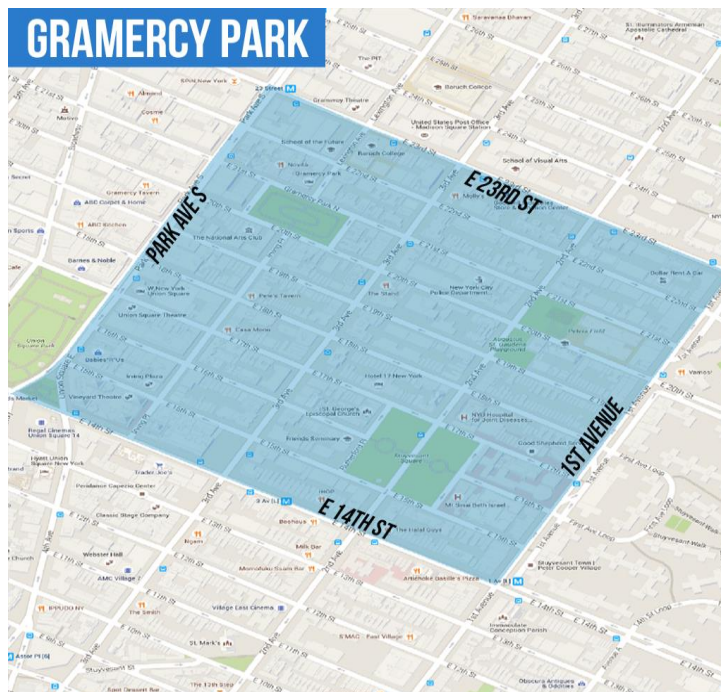
0% YoY

MANHATTAN
MEDIAN SALE PRICE

\$999K

-1% YoY

NEIGHBORHOOD BOUNDARIES

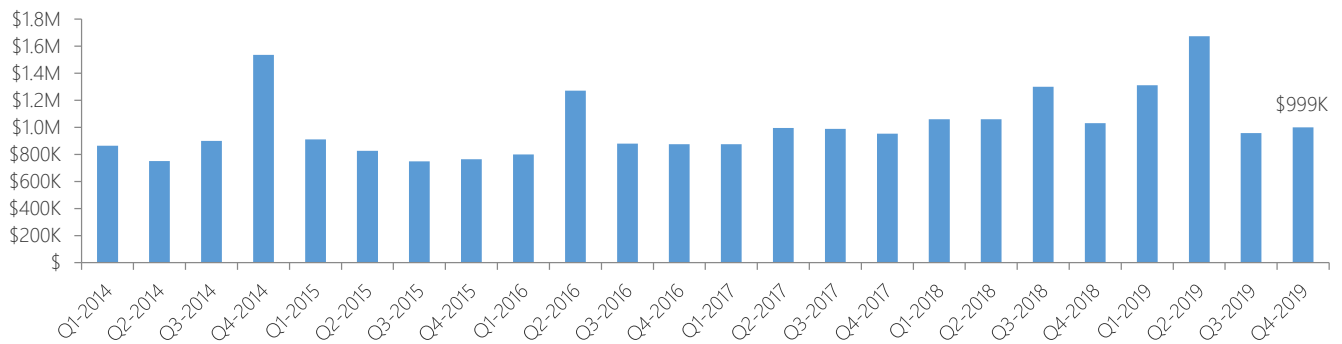


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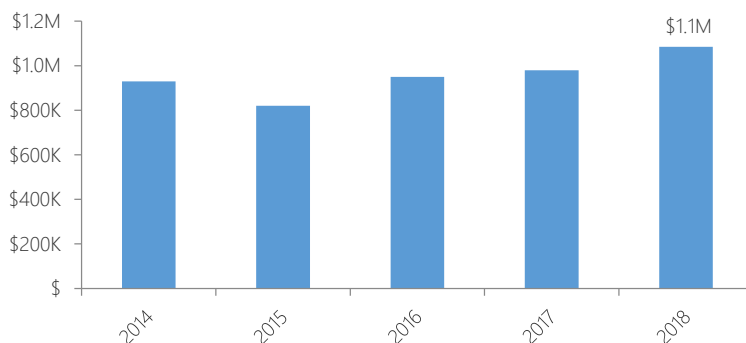


RESIDENTIAL STATS

Median Sale Price by Quarter

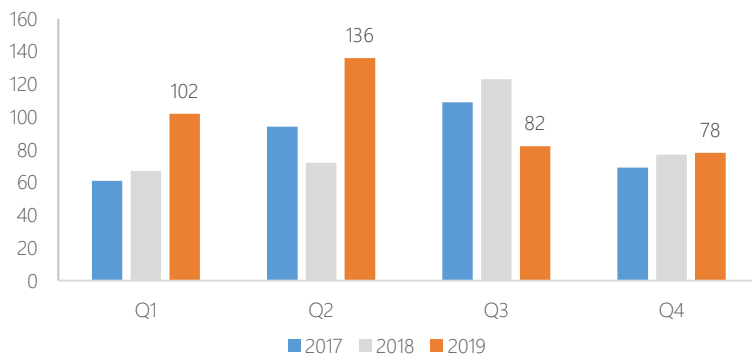


Median Sale Price by Year



Number of Transactions

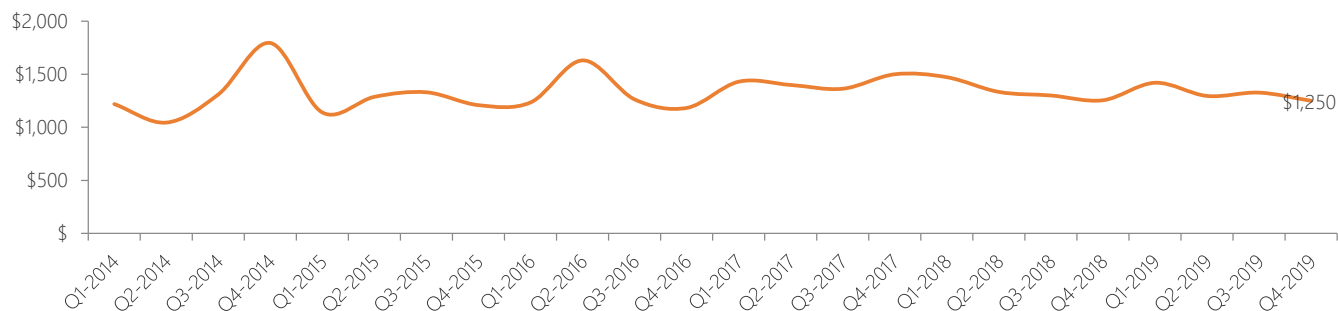
Quarter	2014	2015	2016	2017	2018	2019
Q1	91	73	53	61	67	102
Q2	101	98	124	94	72	136
Q3	139	95	88	109	123	82
Q4	126	67	74	69	77	78



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Median Sale Price per Square Foot

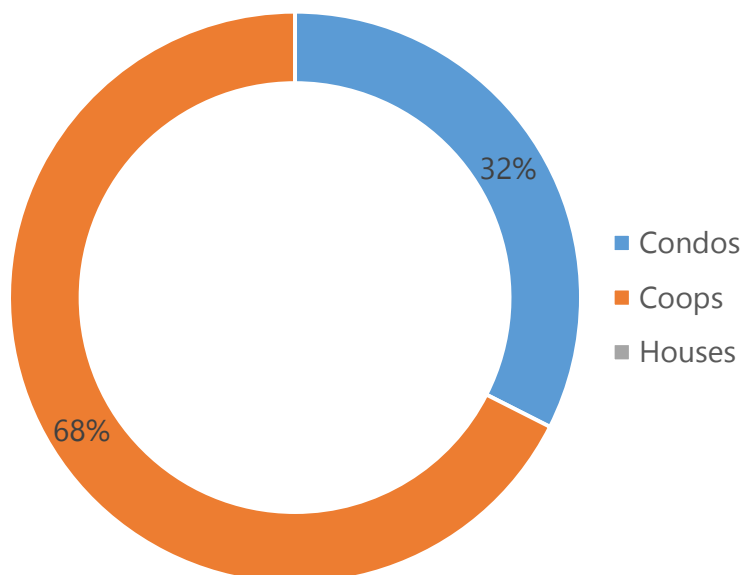


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,623,327	1%	\$1,452	-13%	25
Coops	\$824,750	17%	\$1,224	12%	52
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
3 Gramercy Park W #2	1-00876-0012	21-Nov-19	\$5,700,000	Coop	
121 E 22nd St #N1206	1-00878-1093	5-Nov-19	\$5,600,000	Condo	
121 E 22nd St #N1006	1-00878-1077	20-Nov-19	\$5,150,000	Condo	
121 E 22nd St #N706	1-00878-1053	3-Oct-19	\$5,147,846	Condo	
50 Gramercy Park N #3B	1-00877-0013	15-Oct-19	\$4,500,000	Coop	
3 Gramercy Park W #3	1-00876-0012	11-Oct-19	\$4,495,000	Coop	
205 E 22nd St #4E	1-00903-1036	26-Dec-19	\$2,512,500	Condo	1,797
112 E 19th St #10F	1-00874-0069	4-Dec-19	\$2,475,000	Coop	
215 E 19th St #2A	1-00900-1008	10-Oct-19	\$2,331,079	Condo	
121 E 22nd St #N1301	1-00878-1096	20-Dec-19	\$2,294,321	Condo	
222 E 20th St #14	1-00900-1190	25-Nov-19	\$2,265,606	Condo	
137 E 15th St #2B	1-00871-0032	21-Oct-19	\$2,100,000	Coop	
205 Third Ave #7LM	1-00899-0001	25-Nov-19	\$2,080,000	Coop	
4 Lexington Ave #4DE	1-00877-0074	10-Oct-19	\$1,999,000	Coop	1,300
385 First Ave #2E	1-00928-1606	24-Dec-19	\$1,988,338	Condo	
215 E 19th St #2J	1-00900-1016	11-Nov-19	\$1,980,000	Condo	
205 E 16th St #2A	1-00897-1010	18-Nov-19	\$1,900,000	Condo	1,669
220 Third Ave #5B	1-00874-1316	29-Oct-19	\$1,850,000	Condo	1,001
260 Third Ave #1BC	1-00877-0042	28-Oct-19	\$1,850,000	Coop	
38 Gramercy Park N #4B	1-00876-0026	5-Nov-19	\$1,650,000	Coop	
312 E 23rd St #2D	1-00928-1108	19-Dec-19	\$1,640,000	Coop	
225 E 19th St #405	1-00900-1159	26-Dec-19	\$1,626,654	Condo	
225 E 19th St #502	1-00900-1162	16-Dec-19	\$1,620,000	Condo	
121 E 22nd St #N404	1-00878-1025	30-Oct-19	\$1,604,202	Condo	
137 E 15th St #2A	1-00871-0032	23-Dec-19	\$1,600,000	Coop	
160 E 22nd St #16D	1-00877-1064	19-Dec-19	\$1,500,000	Condo	833
121 E 22nd St #N1103	1-00878-1082	1-Oct-19	\$1,464,447	Condo	
215 E 19th St #5G	1-00900-1044	8-Oct-19	\$1,308,451	Condo	
7 Lexington Ave #9A	1-00877-0067	31-Oct-19	\$1,300,000	Coop	900
312 E 23rd St #2A	1-00928-1108	12-Dec-19	\$1,262,500	Coop	900
205 E 22nd St #4B	1-00903-1033	17-Dec-19	\$1,250,000	Condo	900
1 Irving Pl #V12	1-00870-1602	22-Nov-19	\$1,240,000	Condo	785
300 E 23rd St #4A	1-00928-1511	9-Dec-19	\$1,211,002	Condo	1,058
211 E 18th St #5C	1-00899-0008	15-Nov-19	\$1,150,000	Coop	
385 First Ave #5A	1-00928-1624	1-Nov-19	\$1,145,000	Condo	
242 E 19th St #11D	1-00899-0032	23-Dec-19	\$1,075,000	Coop	850
38 Gramercy Park N #5A	1-00876-0026	1-Nov-19	\$999,000	Coop	
61 Irving Pl #1B	1-00873-0059	21-Nov-19	\$999,000	Coop	801
1 Irving Pl #P12	1-00870-1097	3-Dec-19	\$995,000	Condo	661
145 E 15th St #2S	1-00871-0039	22-Nov-19	\$922,000	Coop	725
205 Third Ave #8W	1-00899-0001	24-Oct-19	\$899,000	Coop	
201 E 17th St #19J	1-00898-0001	7-Oct-19	\$892,307	Coop	
130 E 18th St #16F	1-00873-0019	22-Oct-19	\$883,000	Coop	
205 Third Ave #16M	1-00899-0001	28-Oct-19	\$865,513	Coop	
210 E 17th St #5B	1-00897-0069	31-Dec-19	\$840,000	Coop	650
142 E 16th St #5H	1-00871-0044	10-Oct-19	\$830,000	Coop	840
201 E 17th St #30J	1-00898-0001	21-Oct-19	\$829,500	Coop	
145 E 15th St #17C	1-00871-0039	16-Dec-19	\$820,000	Coop	720
145 E 15th St #12S	1-00871-0039	1-Nov-19	\$795,000	Coop	750
142 E 16th St #18D	1-00871-0044	17-Dec-19	\$775,000	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
201 E 21st St #15E	1-00902-0001	6-Nov-19	\$763,000	Coop	
333 E 14th St #10J	1-00921-0019	11-Oct-19	\$737,900	Coop	
7 Lexington Ave #7B	1-00877-0067	1-Nov-19	\$725,000	Coop	
31 Gramercy Park S #2A	1-00875-0048	4-Oct-19	\$690,000	Coop	600
205 Third Ave #8F	1-00899-0001	19-Dec-19	\$685,000	Coop	700
340 E 23rd St #8B	1-00928-1277	25-Oct-19	\$670,000	Condo	435
301 E 22nd St #7P	1-00928-0001	19-Nov-19	\$655,000	Coop	
142 E 16th St #11G	1-00871-0044	12-Dec-19	\$650,000	Coop	600
201 E 21st St #15G	1-00902-0001	15-Oct-19	\$625,000	Coop	500
32 Gramercy Park S #9E	1-00875-0047	16-Oct-19	\$625,000	Coop	400
205 Third Ave #16J	1-00899-0001	14-Nov-19	\$580,000	Coop	650
145 E 15th St #2H	1-00871-0039	17-Dec-19	\$550,000	Coop	550
130 E 18th St #6K	1-00873-0019	19-Nov-19	\$535,000	Coop	
210 E 15th St #8P	1-00896-0039	17-Dec-19	\$520,000	Coop	425
200 E 16th St #12H	1-00897-0035	3-Oct-19	\$517,000	Coop	
211 E 18th St #2B	1-00899-0008	12-Nov-19	\$514,216	Coop	675
145 E 15th St #7N	1-00871-0039	11-Oct-19	\$500,000	Coop	
230 E 15th St #12F	1-00896-0032	19-Nov-19	\$475,000	Coop	
205 Third Ave #11P	1-00899-0001	12-Nov-19	\$448,000	Coop	
105 E 15th St #78	1-00871-0007	11-Dec-19	\$395,000	Coop	250
4 Lexington Ave #8M	1-00877-0074	23-Oct-19	\$388,000	Coop	
200 E 16th St #2M	1-00897-0035	25-Nov-19	\$382,000	Coop	
7 Lexington Ave #9E	1-00877-0067	22-Nov-19	\$300,000	Coop	400
205 E 22nd St #4C	1-00903-1034	17-Dec-19	\$255,780	Condo	1,000



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