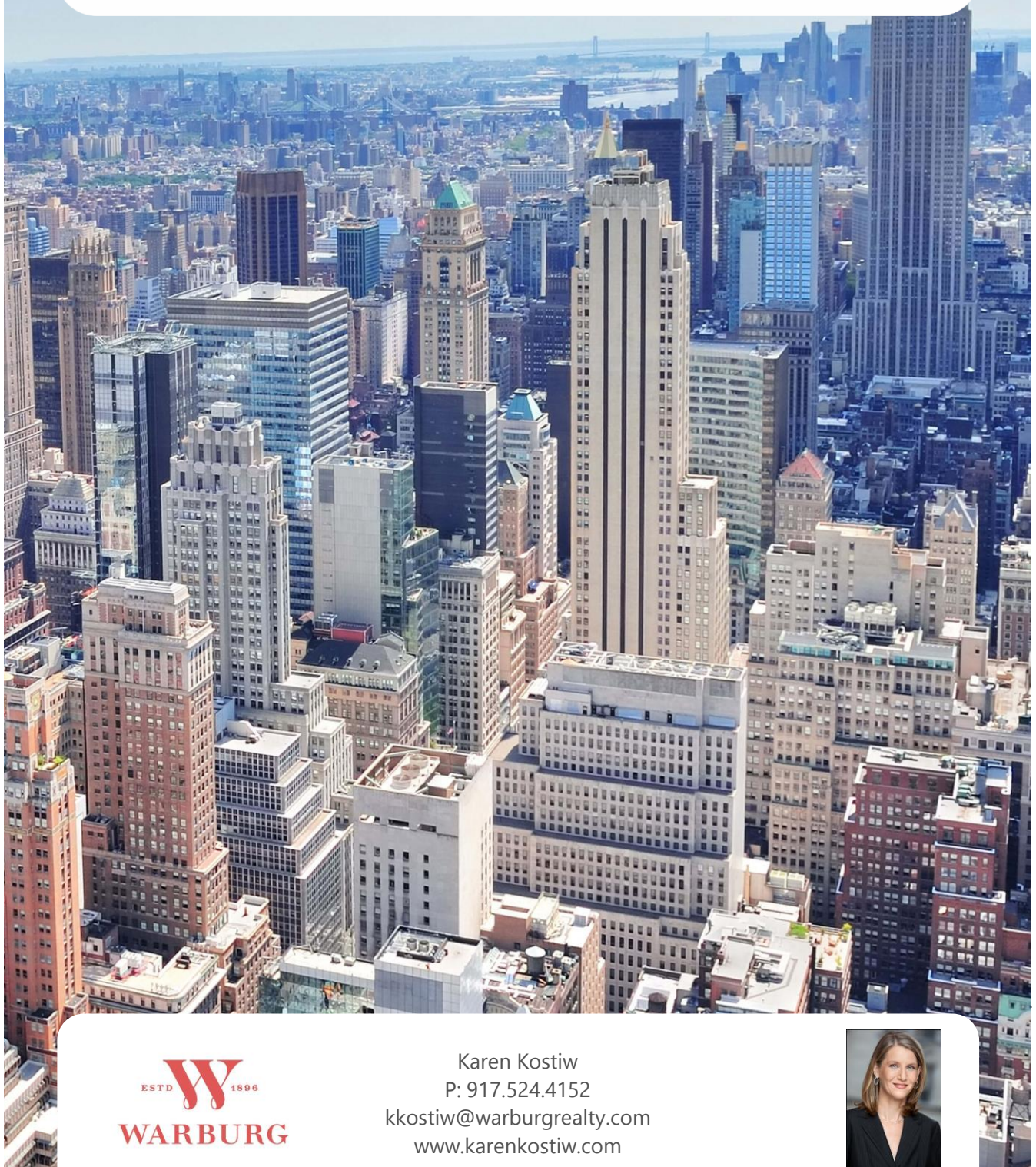


MIDTOWN MANHATTAN

A quarterly analysis of residential sales
in Midtown Manhattan, Manhattan

4th Quarter 2019



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Residential Market Report, 4th Quarter 2019

Midtown Manhattan, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$955K

1% YoY

NO. OF TRANSACTIONS

769

-9% YoY

MEDIAN PRICE/SQ.FT.

\$1,272

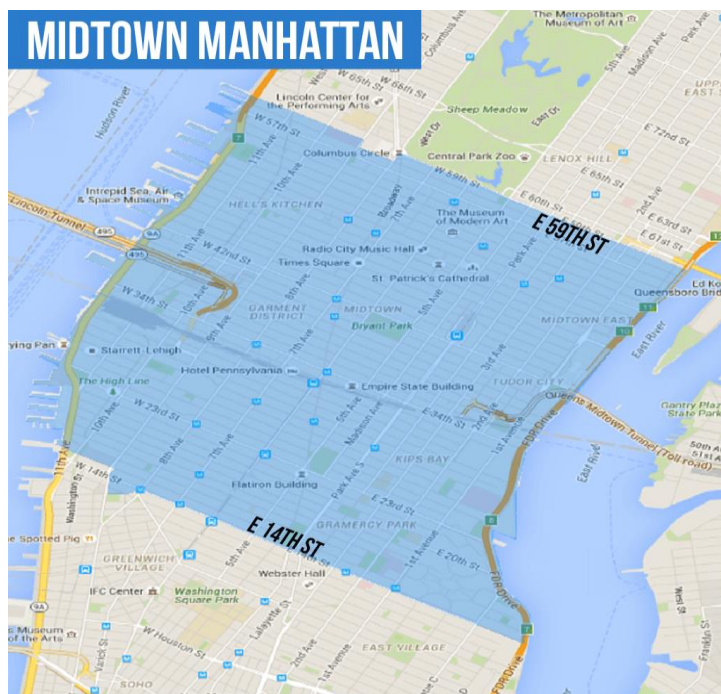
-4% YoY

MANHATTAN
MEDIAN SALE PRICE

\$999K

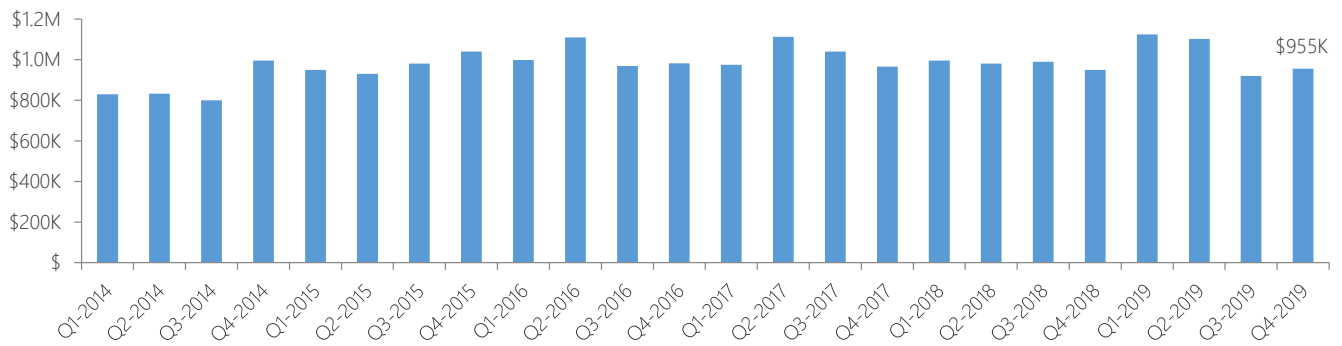
-1% YoY

NEIGHBORHOOD BOUNDARIES

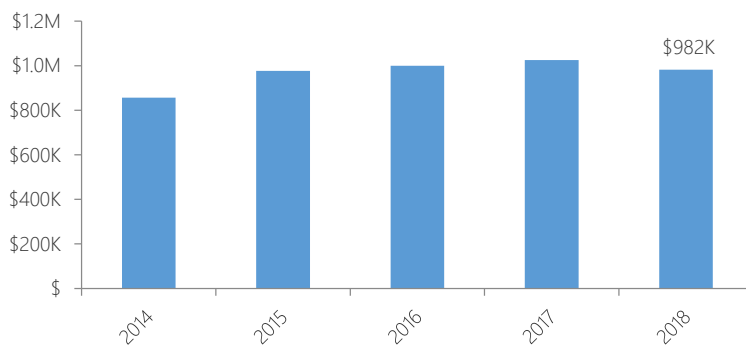


RESIDENTIAL STATS

Median Sale Price by Quarter

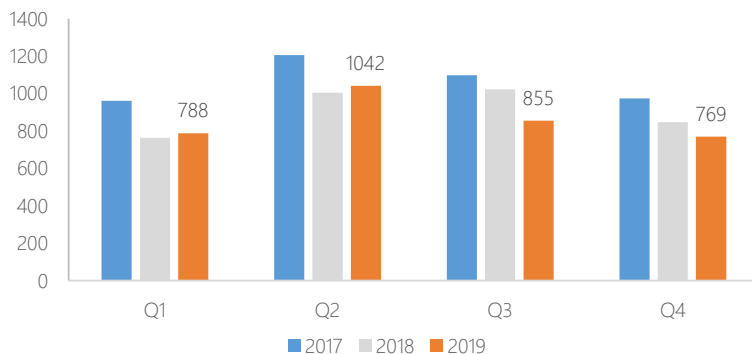


Median Sale Price by Year



Number of Transactions

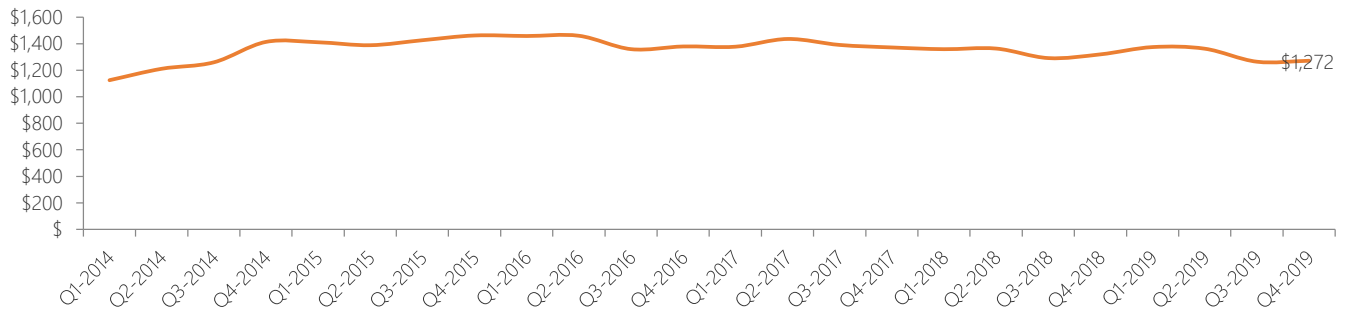
Quarter	2014	2015	2016	2017	2018	2019
Q1	1015	1015	1109	961	764	788
Q2	1256	1311	1246	1205	1004	1042
Q3	1335	1343	1101	1097	1022	855
Q4	1130	1165	1012	974	847	769



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Median Sale Price per Square Foot

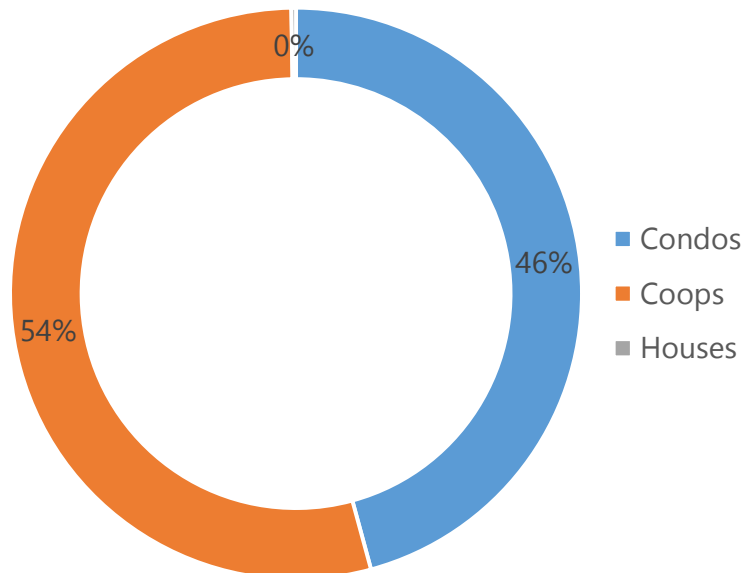


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,555,354	5%	\$1,426	-5%	352
Coops	\$702,000	4%	\$1,000	3%	415
Houses	\$9,750,000	65%	\$1,978	30%	2

Number of Sales by Building Type



TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
220 Central Park S #PH73	1-01030-1105	5-Dec-19	\$92,737,628	Condo	
220 Central Park S #49A	1-01030-1081	31-Oct-19	\$64,149,750	Condo	
220 Central Park S #46A	1-01030-1078	15-Nov-19	\$59,567,625	Condo	
220 Central Park S #48A	1-01030-1080	13-Dec-19	\$59,058,500	Condo	
220 Central Park S #45A	1-01030-1077	17-Oct-19	\$55,494,625	Condo	
220 Central Park S #66	1-01030-1098	19-Dec-19	\$54,500,000	Condo	
220 Central Park S #V14	1-01030-1116	21-Nov-19	\$46,531,989	Condo	
220 Central Park S #59A	1-01030-1091	6-Dec-19	\$36,051,141	Condo	
1 Central Park S #1809	1-01274-1619	7-Oct-19	\$31,250,000	Condo	5,655
220 Central Park S #34A	1-01030-1056	3-Dec-19	\$30,982,500	Condo	
220 Central Park S #55B	1-01030-1085	3-Dec-19	\$26,786,500	Condo	
220 Central Park S #54B	1-01030-1084	19-Nov-19	\$26,219,938	Condo	
432 Park Ave #65A	1-01292-1414	9-Dec-19	\$23,980,000	Condo	4,019
157 W 57th St #67B	1-01010-1685	26-Nov-19	\$19,060,000	Condo	4,116
157 W 57th St #43C	1-01010-1629	12-Nov-19	\$14,799,449	Condo	3,466
545 W 30th St #PH85A	1-00702-1274	18-Oct-19	\$13,005,249	Condo	3,364
1 Sutton Pl	1-01372-0026	8-Oct-19	\$13,000,000	House	5,339
135 W 52nd St #PH1	1-01005-1111	4-Dec-19	\$12,810,413	Condo	5,153
110 Central Park S #PH26	1-01011-0038	11-Oct-19	\$12,800,000	Coop	
545 W 30th St #80A	1-00702-1253	20-Dec-19	\$10,600,000	Condo	2,335
90 Lexington Ave #PHA	1-00882-1153	23-Dec-19	\$9,716,508	Condo	
545 W 30th St #PH85C	1-00702-1276	23-Dec-19	\$8,933,362	Condo	2,579
545 W 30th St #73A	1-00702-1212	4-Nov-19	\$8,546,868	Condo	2,393
545 W 30th St #PH86D	1-00702-1281	13-Dec-19	\$8,480,750	Condo	2,515
545 W 30th St #PH81D	1-00702-1261	10-Dec-19	\$8,379,750	Condo	2,572
545 W 30th St #PH85D	1-00702-1277	23-Dec-19	\$8,178,839	Condo	2,527
545 W 30th St #67B	1-00702-1177	25-Nov-19	\$7,986,104	Condo	2,314
545 W 30th St #68B	1-00702-1183	3-Dec-19	\$7,979,750	Condo	2,309
459 W 18th St #PH2	1-00716-1311	1-Oct-19	\$7,900,000	Condo	3,447
545 W 30th St #63B	1-00702-1153	15-Nov-19	\$7,801,000	Condo	2,334
545 W 30th St #80E	1-00702-1256	25-Oct-19	\$7,522,750	Condo	2,224
545 W 30th St #PH82D	1-00702-1265	12-Dec-19	\$7,503,750	Condo	2,561
425 W 50th St #PHD	1-01060-1162	15-Nov-19	\$7,250,000	Condo	3,455
3 Riverview Ter	1-01372-0059	13-Nov-19	\$6,500,000	House	4,274
106 Central Park S #33A	1-01011-4405	25-Nov-19	\$6,300,000	Condo	1,912
16 W 40th St #30B	1-00841-1057	5-Nov-19	\$5,995,000	Condo	
50 W 30th St #PH2	1-00831-1156	10-Oct-19	\$5,900,000	Condo	2,190
425 W 50th St #PHB	1-01060-1160	28-Oct-19	\$5,900,000	Condo	2,688
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	
305 E 51st St #RU7A	1-01344-1234	19-Nov-19	\$5,575,000	Condo	2,276
129 W 20th St #PHB	1-00796-1215	14-Nov-19	\$5,450,000	Condo	2,283
245 W 14th St #T2	1-00764-1226	21-Oct-19	\$5,400,000	Condo	
177 Ninth Ave #PHC	1-00718-1004	4-Nov-19	\$5,362,500	Coop	
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	
545 W 30th St #78F	1-00702-1247	23-Oct-19	\$5,004,249	Condo	1,657
545 W 30th St #32A	1-00702-1080	29-Oct-19	\$4,974,190	Condo	1,780
545 W 30th St #37C	1-00702-1127	15-Nov-19	\$4,918,306	Condo	1,655
545 W 30th St #35C	1-00702-1109	19-Dec-19	\$4,867,394	Condo	1,657



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Address	BBL	Sale date	Sale price	Property type	Sqft
263 Ninth Ave #PHC	1-00723-1048	11-Dec-19	\$4,820,000	Condo	3,148
545 W 30th St #32C	1-00702-1082	17-Oct-19	\$4,789,525	Condo	1,082
545 W 30th St #31C	1-00702-1073	15-Oct-19	\$4,764,069	Condo	1,659
545 W 30th St #30C	1-00702-1064	14-Nov-19	\$4,739,613	Condo	1,661
545 W 30th St #34C	1-00702-1100	7-Nov-19	\$4,695,837	Condo	1,658
545 W 30th St #26C	1-00702-1028	30-Oct-19	\$4,637,788	Condo	1,665
545 W 30th St #29C	1-00702-1055	1-Nov-19	\$4,630,250	Condo	1,661
21 E 22nd St #3B	1-00851-0013	26-Dec-19	\$4,600,000	Coop	
545 W 30th St #27C	1-00702-1037	12-Nov-19	\$4,578,750	Condo	1,661
236 W 26th St #2W	1-00775-0060	25-Oct-19	\$4,575,000	Coop	4,200
545 W 30th St #24C	1-00702-1010	6-Nov-19	\$4,505,750	Condo	1,665
50 Gramercy Park N #3B	1-00877-0013	15-Oct-19	\$4,500,000	Coop	
106 Central Park S #7A	1-01011-4142	10-Oct-19	\$4,500,000	Condo	2,821
3 Gramercy Park W #3	1-00876-0012	11-Oct-19	\$4,495,000	Coop	
177 Ninth Ave #PHF	1-00718-1004	10-Dec-19	\$4,400,000	Coop	
130 W 20th St #PH11B	1-00795-1134	28-Oct-19	\$4,232,500	Condo	2,313
100 Central Park S #1112B	1-01011-7060	6-Nov-19	\$4,150,000	Condo	1,809
323 Park Ave S #9	1-00880-1214	31-Oct-19	\$4,000,000	Condo	3,075
100 E 53rd St #30A	1-01307-1150	9-Dec-19	\$3,881,600	Condo	
220 Central Park S #20A	1-01030-1019	13-Dec-19	\$3,818,438	Condo	
545 W 30th St #24D	1-00702-1011	31-Oct-19	\$3,728,750	Condo	1,571
157 W 57th St #32A	1-01010-1699	14-Nov-19	\$3,717,035	Condo	
38 W 26th St #2	1-00827-0068	8-Nov-19	\$3,700,000	Coop	
320 W 57th St #49H	1-01047-2493	18-Nov-19	\$3,625,000	Condo	1,588
225 Fifth Ave #5E	1-00856-1158	17-Oct-19	\$3,600,000	Condo	1,650
100 E 53rd St #9B	1-01307-1115	9-Dec-19	\$3,500,000	Condo	
55 W 17th St #704	1-00819-1325	20-Dec-19	\$3,353,200	Condo	
209 W 14th St #3B	1-00764-1307	18-Oct-19	\$3,285,000	Condo	
333 E 57th St #8A	1-01350-0014	12-Dec-19	\$3,250,000	Coop	
55 W 17th St #504	1-00819-1317	21-Oct-19	\$3,202,756	Condo	
160 Central Park S #2120	1-01011-1632	5-Nov-19	\$3,200,000	Condo	485
230 W 56th St #59D	1-01027-1568	25-Oct-19	\$3,200,000	Condo	1,477
252 Seventh Ave #16G	1-00774-1311	10-Dec-19	\$3,200,000	Condo	1,559
24 W 30th St #RES6	1-00831-1010	23-Oct-19	\$3,175,000	Condo	1,979
252 Seventh Ave #PHJ	1-00774-1342	12-Dec-19	\$3,160,000	Condo	1,602
404 Park Ave S #12A	1-00858-1144	16-Dec-19	\$3,150,000	Condo	1,695
655 Sixth Ave #4E	1-00796-1329	6-Dec-19	\$3,100,000	Condo	2,345
32 W 20th St #7BC	1-00821-0062	1-Nov-19	\$3,050,000	Coop	
447 W 18th St #PH11B	1-00716-1245	23-Dec-19	\$3,025,000	Condo	1,887
126 W 22nd St #4N	1-00797-1106	22-Nov-19	\$2,980,000	Condo	2,200
251 W 19th St #7A	1-00769-1328	22-Oct-19	\$2,950,000	Condo	1,652
22 W 15th St #19D	1-00816-1131	28-Oct-19	\$2,900,000	Condo	1,385
425 W 53rd St #PH2	1-01063-1167	20-Nov-19	\$2,817,050	Condo	2,138
545 W 30th St #31J	1-00702-1079	18-Oct-19	\$2,810,529	Condo	1,157
430 E 56th St #1AB	1-01367-0035	12-Dec-19	\$2,800,000	Coop	2,000
100 United Nations Plz #42D	1-01341-1629	21-Oct-19	\$2,800,000	Condo	1,985
425 Park Ave S #8BC	1-00885-0001	16-Oct-19	\$2,800,000	Coop	2,050
545 W 30th St #24J	1-00702-1016	30-Oct-19	\$2,791,871	Condo	1,166
100 E 53rd St #33B	1-01307-1157	12-Dec-19	\$2,787,664	Condo	
11 E 29th St #38A	1-00859-1094	12-Dec-19	\$2,750,000	Condo	1,612



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