

SUTTON PLACE

A quarterly analysis of residential sales
in Sutton Place, Manhattan

4th Quarter 2019



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



Residential Market Report, 4th Quarter 2019

Sutton Place, Manhattan

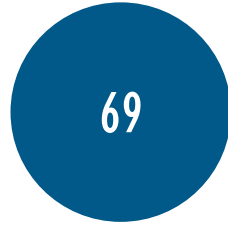
SUMMARY

MEDIAN SALE PRICE



10% YoY

NO. OF TRANSACTIONS



28% YoY

MEDIAN PRICE/SQ.FT.



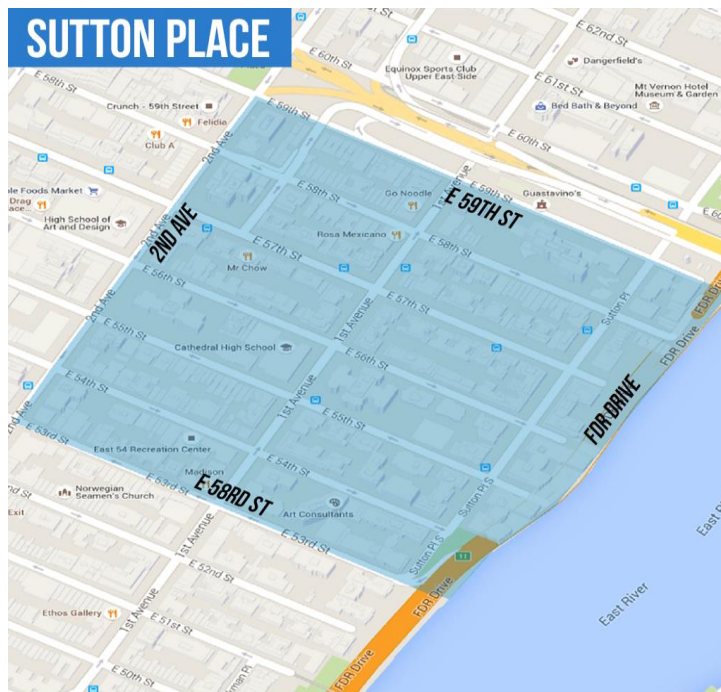
5% YoY

MANHATTAN
MEDIAN SALE PRICE



-1% YoY

NEIGHBORHOOD BOUNDARIES

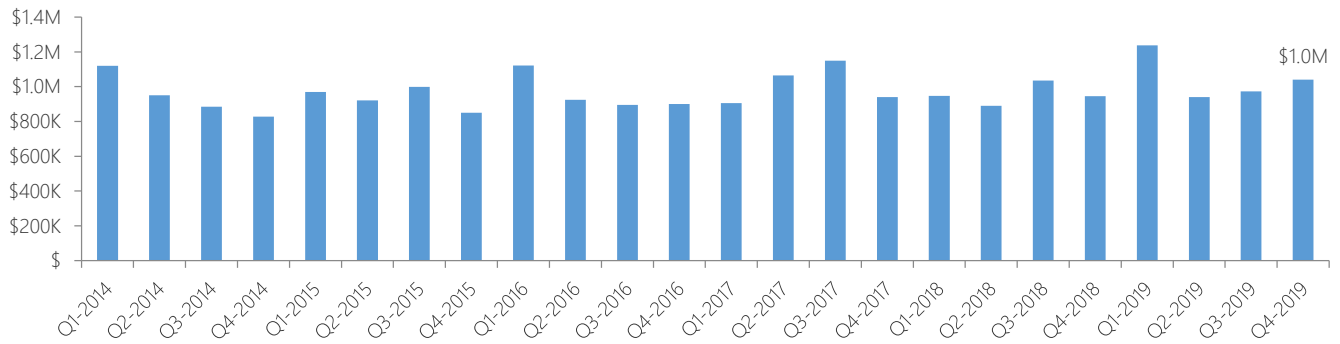


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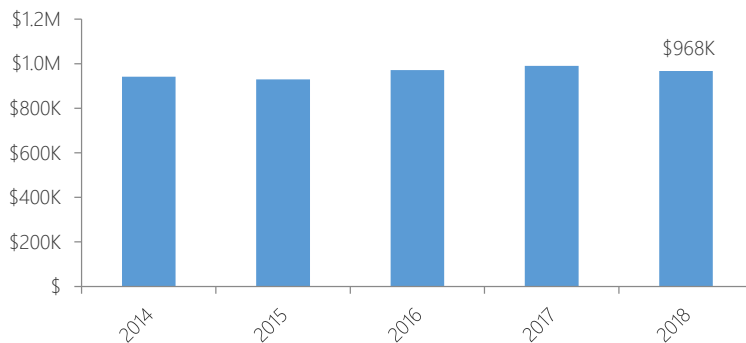


RESIDENTIAL STATS

Median Sale Price by Quarter

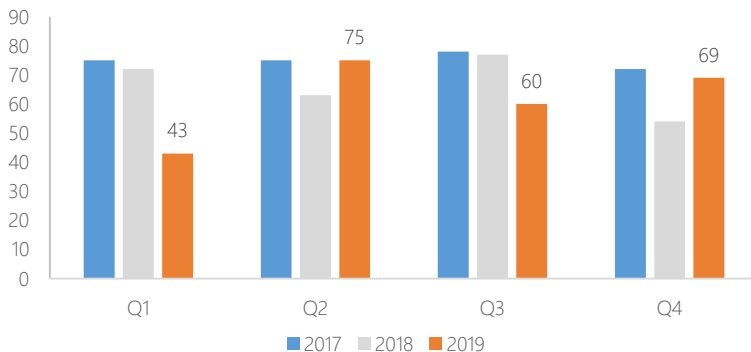


Median Sale Price by Year



Number of Transactions

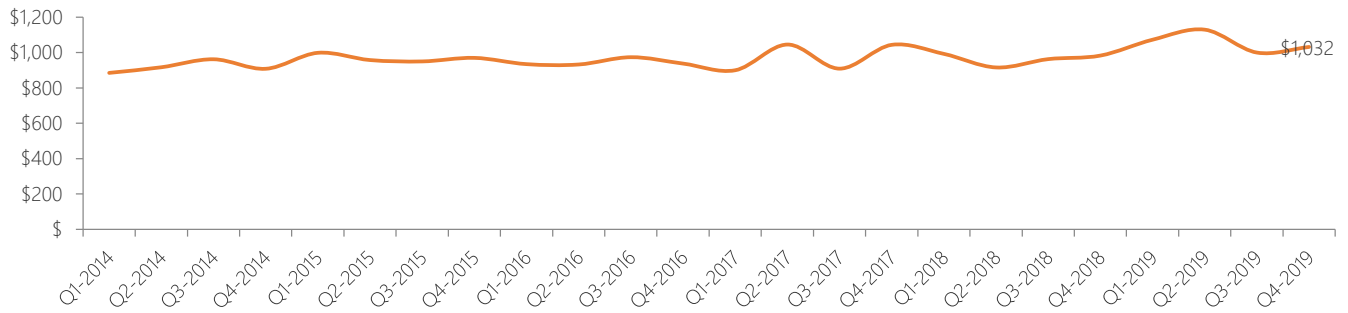
Quarter	2014	2015	2016	2017	2018	2019
Q1	89	72	78	75	72	43
Q2	89	84	75	75	63	75
Q3	103	77	66	78	77	60
Q4	80	72	67	72	54	69



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Median Sale Price per Square Foot

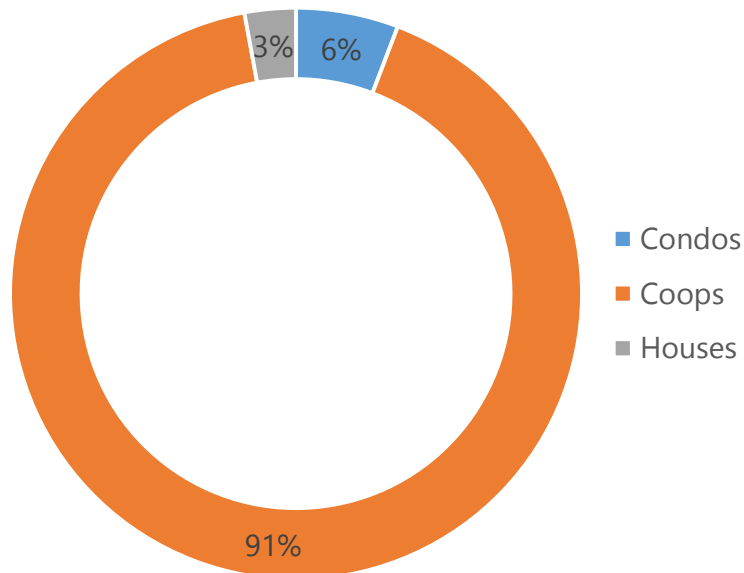


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,733,459	28%	\$1,535	30%	4
Coops	\$990,000	5%	\$913	-3%	63
Houses	\$9,750,000	-	\$1,978	-	2

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
1 Sutton Pl	1-01372-0026	8-Oct-19	\$13,000,000	House	5,339
3 Riverview Ter	1-01372-0059	13-Nov-19	\$6,500,000	House	4,274
333 E 57th St #8A	1-01350-0014	12-Dec-19	\$3,250,000	Coop	
430 E 56th St #1AB	1-01367-0035	12-Dec-19	\$2,800,000	Coop	2,000
45 Sutton Pl S #12F	1-01371-0014	29-Oct-19	\$2,500,000	Coop	
300 E 55th St #16A	1-01347-1068	17-Oct-19	\$2,495,000	Condo	1,518
400 E 56th St #14N	1-01367-0001	18-Dec-19	\$2,095,000	Coop	
400 E 56th St #17N	1-01367-0001	4-Nov-19	\$2,050,000	Coop	
425 E 58th St #36C	1-01370-0015	5-Dec-19	\$1,995,000	Coop	1,800
330 E 57th St #7	1-01349-1106	11-Oct-19	\$1,965,000	Condo	1,891
20 Sutton Pl S #3D	1-01367-0026	12-Nov-19	\$1,907,500	Coop	1,500
50 Sutton Pl S #19G	1-01366-0025	3-Oct-19	\$1,800,000	Coop	
418 E 59th St #11A	1-01370-0038	7-Oct-19	\$1,800,000	Coop	
45 Sutton Pl S #17L	1-01371-0014	7-Oct-19	\$1,650,000	Coop	
339 E 58th St #PHAB	1-01351-0017	11-Dec-19	\$1,525,000	Coop	1,200
400 E 54th St #6A	1-01365-1336	16-Oct-19	\$1,501,919	Condo	1,053
303 E 57th St #20LA	1-01350-0001	21-Nov-19	\$1,500,000	Coop	
25 Sutton Pl S #12F	1-01371-0038	29-Oct-19	\$1,500,000	Coop	
400 E 56th St #16B	1-01367-0001	13-Nov-19	\$1,450,000	Coop	
16 Sutton Pl S #3A	1-01369-0026	28-Oct-19	\$1,410,000	Coop	
60 Sutton Pl S #4JS	1-01365-0020	3-Oct-19	\$1,387,500	Coop	
440 E 57th St #12B	1-01368-0033	15-Oct-19	\$1,345,000	Coop	1,500
35 Sutton Pl #8F	1-01372-0073	12-Nov-19	\$1,300,000	Coop	
50 Sutton Pl S #14E	1-01366-0025	21-Nov-19	\$1,300,000	Coop	
418 E 59th St #7A	1-01370-0038	12-Nov-19	\$1,295,000	Coop	
400 E 56th St #9G	1-01367-0001	16-Dec-19	\$1,250,000	Coop	
45 Sutton Pl S #10D	1-01371-0014	4-Nov-19	\$1,200,000	Coop	1,350
45 Sutton Pl S #6D	1-01371-0014	11-Dec-19	\$1,175,000	Coop	
25 Sutton Pl S #5D	1-01371-0038	30-Oct-19	\$1,150,000	Coop	
325 E 57th St #8B	1-01350-0011	10-Oct-19	\$1,150,000	Coop	1,200
40 Sutton Pl #3J	1-01370-1019	8-Nov-19	\$1,125,000	Condo	605
16 Sutton Pl S #5C	1-01369-0026	13-Dec-19	\$1,100,000	Coop	
435 E 57th St #3C	1-01369-0012	20-Dec-19	\$1,055,094	Coop	
45 Sutton Pl S #14D	1-01371-0014	16-Dec-19	\$1,025,000	Coop	
400 E 56th St #27E	1-01367-0001	3-Dec-19	\$999,000	Coop	
411 E 57th St #16D	1-01369-0002	17-Oct-19	\$990,000	Coop	
440 E 56th St #4B	1-01367-0031	9-Oct-19	\$990,000	Coop	
430 E 56th St #3B	1-01367-0035	13-Nov-19	\$975,000	Coop	1,400
430 E 57th St #6C	1-01368-0036	14-Nov-19	\$975,000	Coop	1,200
300 E 59th St #2707	1-01351-0001	19-Nov-19	\$950,000	Coop	
60 Sutton Pl S #8GS	1-01365-0020	14-Nov-19	\$910,000	Coop	
347 E 53rd St #LD	1-01346-0020	3-Dec-19	\$905,000	Coop	
313 E 56th St #3C	1-01349-0008	8-Oct-19	\$860,000	Coop	
300 E 59th St #3603	1-01351-0001	3-Oct-19	\$860,000	Coop	800
400 E 56th St #20O	1-01367-0001	12-Nov-19	\$845,000	Coop	
420 E 55th St #8D	1-01366-0016	20-Nov-19	\$822,500	Coop	945
45 Sutton Pl S #11O	1-01371-0014	21-Nov-19	\$800,000	Coop	
333 E 55th St #6G	1-01348-0016	1-Oct-19	\$799,000	Coop	780
419 E 57th St #5E	1-01369-0007	19-Dec-19	\$772,500	Coop	
300 E 54th St #16A	1-01346-0049	19-Dec-19	\$750,000	Coop	650



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Address	BBL	Sale date	Sale price	Property type	Sqft
60 Sutton Pl S #6MN	1-01365-0020	13-Dec-19	\$750,000	Coop	850
440 E 56th St #7B	1-01367-0031	5-Dec-19	\$719,000	Coop	900
418 E 59th St #5C	1-01370-0038	6-Nov-19	\$712,500	Coop	
300 E 59th St #1404	1-01351-0001	20-Nov-19	\$680,000	Coop	
345 E 57th St #7C	1-01350-0020	21-Nov-19	\$660,000	Coop	
333 E 53rd St #7A	1-01346-0014	9-Dec-19	\$650,000	Coop	700
411 E 57th St #4G	1-01369-0002	17-Dec-19	\$605,000	Coop	800
36 Sutton Pl S #1E	1-01367-0020	7-Nov-19	\$600,000	Coop	
400 E 59th St #5A	1-01370-0046	13-Nov-19	\$560,000	Coop	
400 E 59th St #10G	1-01370-0046	12-Dec-19	\$490,000	Coop	
60 Sutton Pl S #8LN	1-01365-0020	16-Oct-19	\$477,000	Coop	
440 E 56th St #3D	1-01367-0031	20-Dec-19	\$415,000	Coop	
303 E 57th St #11K	1-01350-0001	12-Dec-19	\$350,000	Coop	
345 E 54th St #4C	1-01347-0018	7-Oct-19	\$338,350	Coop	425
424 E 57th St #6E	1-01368-0039	2-Dec-19	\$300,000	Coop	
14 Sutton Pl S #SR21	1-01368-0024	21-Nov-19	\$200,000	Coop	



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