

CENTRAL MIDTOWN

A quarterly analysis of residential sales
in Central Midtown, Manhattan

Ist Quarter 2020



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Residential Market Report, 1st Quarter 2020

Central Midtown, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$2.24M

58% YoY

NO. OF TRANSACTIONS

78

16% YoY

MEDIAN PRICE/SQ.FT.

\$1,461

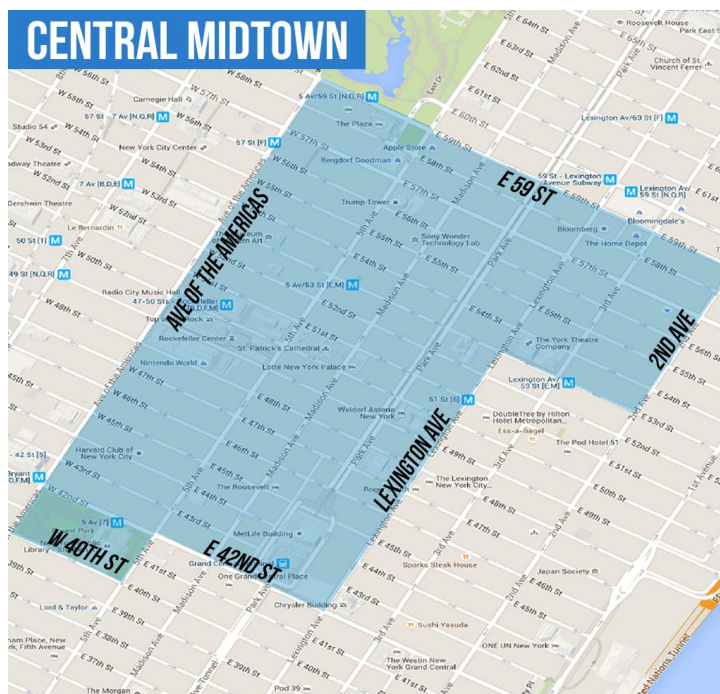
-13% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.02M

-7% YoY

NEIGHBORHOOD BOUNDARIES

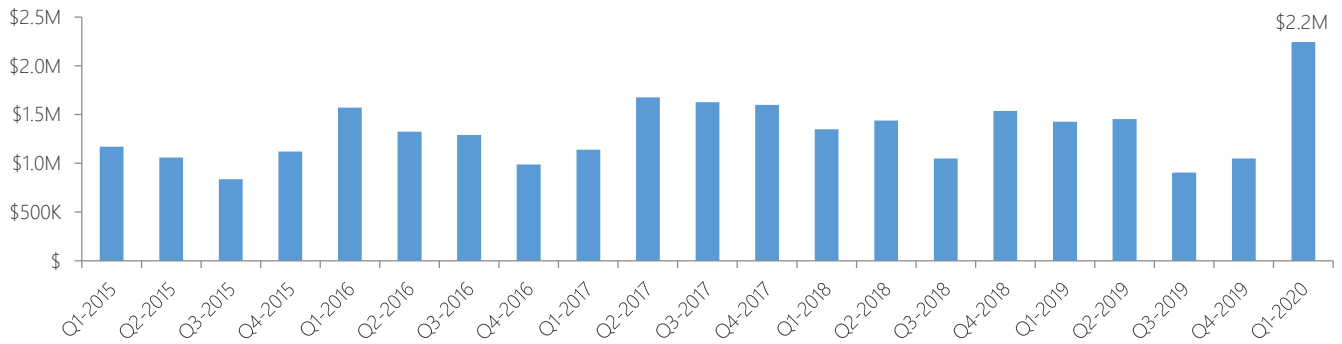


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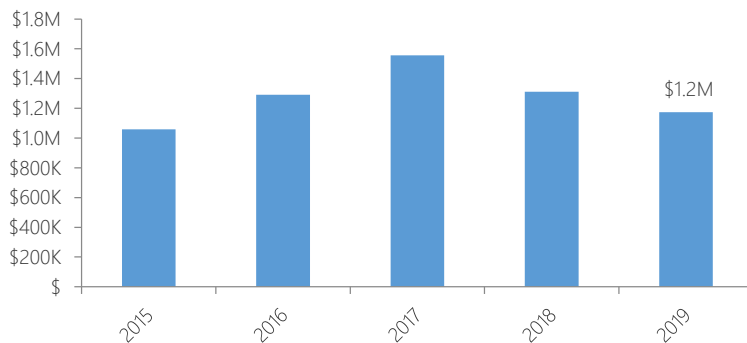


RESIDENTIAL STATS

Median Sale Price by Quarter

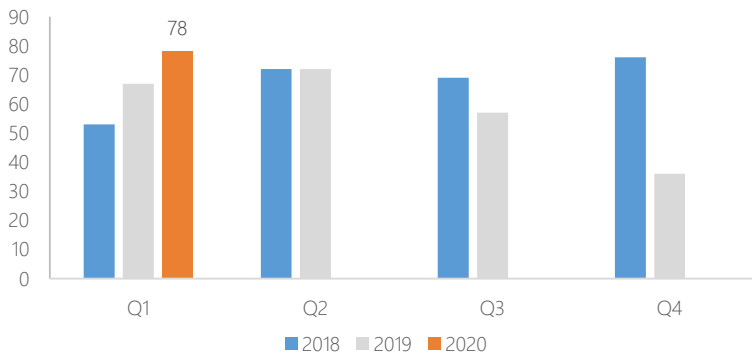


Median Sale Price by Year



Number of Transactions

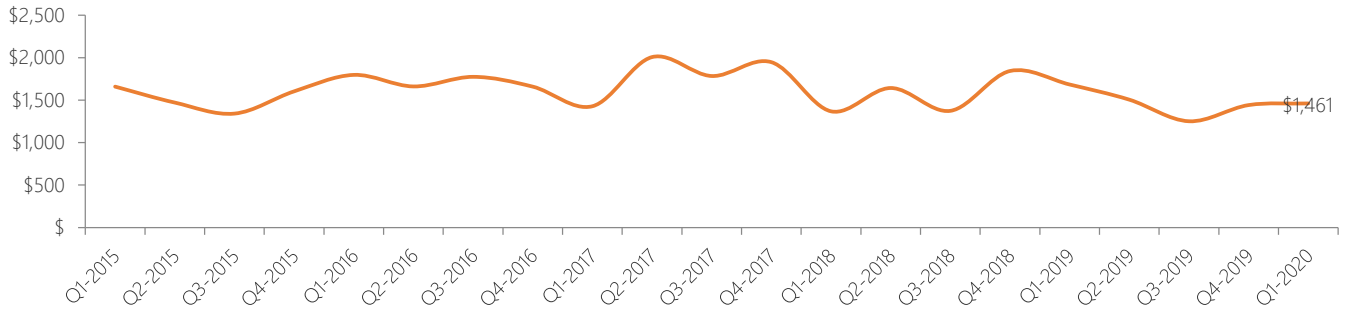
Quarter	2015	2016	2017	2018	2019	2020
Q1	66	98	60	53	67	78
Q2	93	90	122	72	72	
Q3	94	97	79	69	57	
Q4	90	73	97	76	36	



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Median Sale Price per Square Foot

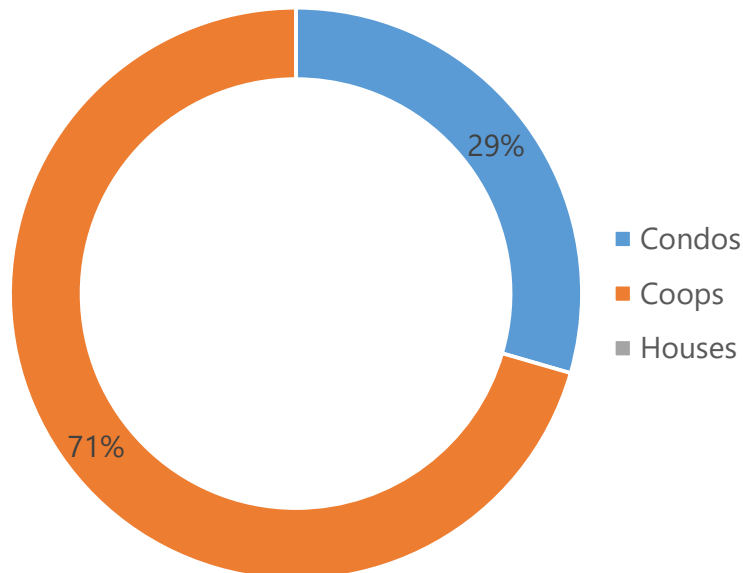


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,950,000	-16%	\$1,461	-27%	23
Coops	\$3,575,400	497%	\$1,386	61%	55
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
432 Park Ave #62A	1-01292-1408	24-Jan-20	\$22,650,000	Condo	4,019
252 E 57th St #PH 65	1-01330-1195	16-Mar-20	\$19,907,625	Condo	8,139
417 Park Ave #12BC	1-01309-0069	18-Feb-20	\$11,681,850	Coop	
417 Park Ave #8W	1-01309-0069	18-Feb-20	\$9,999,900	Coop	4,000
417 Park Ave #4W	1-01309-0069	18-Feb-20	\$9,999,900	Coop	4,000
151 E 58th St #47D	1-01313-1089	24-Jan-20	\$9,300,000	Condo	2,936
417 Park Ave #PH SR	1-01309-0069	18-Feb-20	\$8,403,742	Coop	
417 Park Ave #6W	1-01309-0069	18-Feb-20	\$8,033,817	Coop	
417 Park Ave #5W	1-01309-0069	18-Feb-20	\$7,848,854	Coop	
417 Park Ave #MDS 6K	1-01309-0069	18-Feb-20	\$7,571,409	Coop	
417 Park Ave #3W	1-01309-0069	18-Feb-20	\$7,478,928	Coop	3,597
417 Park Ave #1W	1-01309-0069	18-Feb-20	\$6,739,077	Coop	
480 Park Ave #17G	1-01294-0033	20-Feb-20	\$6,467,500	Coop	
417 Park Ave #11E	1-01309-0069	18-Feb-20	\$6,062,638	Coop	2,900
417 Park Ave #10E	1-01309-0069	18-Feb-20	\$5,907,186	Coop	3,000
417 Park Ave #6E	1-01309-0069	18-Feb-20	\$5,704,000	Coop	
417 Park Ave #MDS P5	1-01309-0069	18-Feb-20	\$5,363,105	Coop	
417 Park Ave #9E	1-01309-0069	18-Feb-20	\$5,285,379	Coop	
417 Park Ave #8E	1-01309-0069	18-Feb-20	\$5,129,918	Coop	
417 Park Ave #5E	1-01309-0069	18-Feb-20	\$4,663,562	Coop	2,700
417 Park Ave #PH A	1-01309-0069	18-Feb-20	\$4,624,071	Coop	
417 Park Ave #10SW	1-01309-0069	18-Feb-20	\$4,439,108	Coop	1,800
417 Park Ave #9NW	1-01309-0069	18-Feb-20	\$4,439,108	Coop	
417 Park Ave #1E	1-01309-0069	18-Feb-20	\$4,439,108	Coop	
417 Park Ave #9SW	1-01309-0069	18-Feb-20	\$4,439,108	Coop	
417 Park Ave #4E	1-01309-0069	18-Feb-20	\$4,352,659	Coop	
252 E 57th St #41D	1-01330-1124	6-Jan-20	\$4,150,000	Condo	1,926
417 Park Ave #3E	1-01309-0069	18-Feb-20	\$4,119,482	Coop	
417 Park Ave #2E	1-01309-0069	18-Feb-20	\$3,886,303	Coop	
417 Park Ave #10NW	1-01309-0069	18-Feb-20	\$3,699,257	Coop	
417 Park Ave #12D	1-01309-0069	18-Feb-20	\$3,575,400	Coop	
1 Central Park S #1411	1-01274-1577	27-Mar-20	\$3,275,000	Condo	1,245
20 W 53rd St #21B	1-01268-1211	20-Mar-20	\$3,000,000	Condo	1,203
721 Fifth Ave #43G	1-01292-1112	20-Feb-20	\$2,952,925	Condo	1,509
721 Fifth Ave #34G	1-01292-1040	28-Feb-20	\$2,800,000	Condo	1,509
485 Park Ave #9A	1-01313-0001	9-Jan-20	\$2,425,000	Coop	
207 E 57th St #18B	1-01331-1335	21-Jan-20	\$2,320,000	Condo	1,628
250 E 54th St #35D	1-01327-1272	15-Jan-20	\$2,245,000	Condo	1,647
200 E 58th St #PH C	1-01331-1048	27-Feb-20	\$2,150,000	Condo	963
45 W 54th St #6D, E	1-01270-0008	19-Feb-20	\$1,750,000	Coop	
641 Fifth Ave #24F	1-01287-1022	20-Feb-20	\$1,750,000	Condo	1,205
465 Park Ave #30B	1-01312-1302	14-Feb-20	\$1,600,000	Coop	
5 E 44th St #7	1-01279-1012	10-Feb-20	\$1,450,000	Condo	1,416
15 W 53rd St #9J	1-01269-1006	21-Jan-20	\$1,400,000	Condo	1,225
15 W 53rd St #20E	1-01269-1090	13-Mar-20	\$1,400,000	Condo	1,187
110 E 57th St #14F, G	1-01311-0065	12-Feb-20	\$1,255,000	Coop	
250 E 54th St #26C	1-01327-1164	9-Mar-20	\$1,250,000	Condo	878
200 E 57th St #15F	1-01330-0004	3-Mar-20	\$1,225,000	Coop	
425 Park Ave #11B	1-01310-0001	12-Mar-20	\$1,175,000	Coop	
200 E 57th St #9N	1-01330-0004	9-Mar-20	\$1,050,000	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
245 E 54th St #12H, J	1-01328-0021	10-Mar-20	\$1,031,000	Coop	1,150
250 E 54th St #9D	1-01327-1169	4-Feb-20	\$940,000	Condo	788
200 E 57th St #15L	1-01330-0004	24-Jan-20	\$910,000	Coop	
27 W 55th St #93	1-01271-0021	20-Feb-20	\$775,000	Coop	
245 E 54th St #10D	1-01328-0021	19-Feb-20	\$755,000	Coop	
222 E 58th St #14C	1-01331-1203	18-Feb-20	\$750,000	Coop	
245 E 54th St #30N	1-01328-0021	27-Feb-20	\$720,000	Coop	
141 E 55th St #2B	1-01310-1005	9-Mar-20	\$680,000	Condo	568
153 E 57th St #20A	1-01312-0028	5-Feb-20	\$678,500	Coop	650
153 E 57th St #15H	1-01312-0028	3-Jan-20	\$645,000	Coop	725
60 E 55th St #19B	1-01290-1130	21-Feb-20	\$630,000	Condo	528
245 E 54th St #5A	1-01328-0021	28-Feb-20	\$625,000	Coop	700
110 E 57th St #14H	1-01311-0065	12-Feb-20	\$617,500	Coop	
58 W 58th St #15D	1-01273-1075	24-Feb-20	\$590,000	Condo	462
222 E 58th St #8M	1-01331-1203	12-Mar-20	\$529,000	Coop	
135 E 54th St #4O	1-01309-1129	5-Feb-20	\$505,000	Condo	295
220 E 57th St #8C	1-01330-0038	19-Mar-20	\$475,000	Coop	550
220 E 54th St #5B	1-01327-0037	16-Mar-20	\$460,000	Coop	600
222 E 58th St #7Q	1-01331-1203	30-Jan-20	\$450,000	Coop	
222 E 58th St #4Q	1-01331-1203	14-Jan-20	\$439,500	Coop	537
57 W 58th St #9F	1-01274-1170	9-Jan-20	\$425,000	Condo	289
153 E 57th St #17D	1-01312-0028	4-Feb-20	\$381,000	Coop	
45 W 54th St #8D	1-01270-0008	20-Feb-20	\$370,000	Coop	
45 W 54th St #7D	1-01270-0008	19-Feb-20	\$350,000	Coop	
24 W 55th St #MDS 4	1-01270-0020	29-Jan-20	\$153,000	Coop	



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