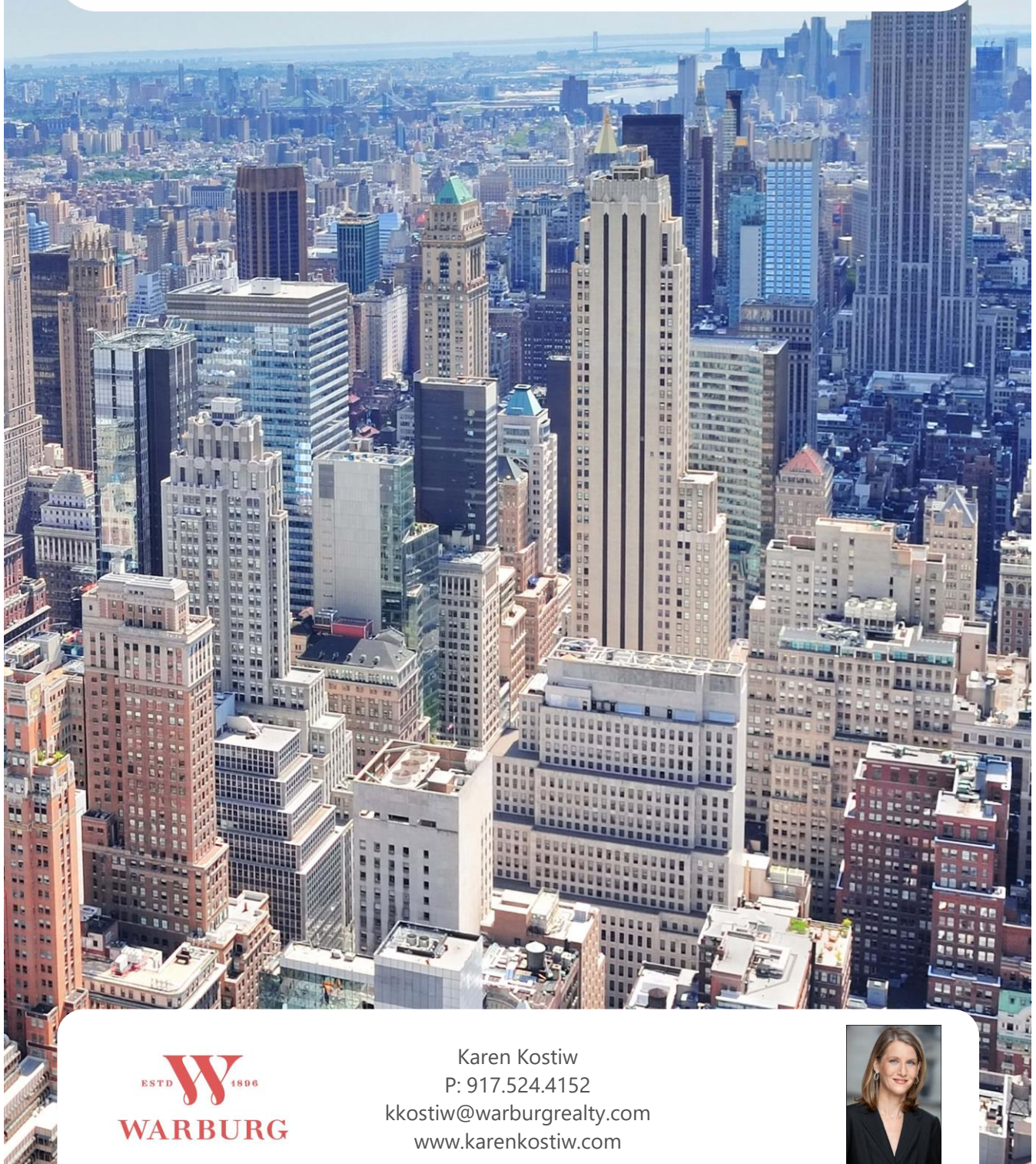


CENTRAL PARK SOUTH

A quarterly analysis of residential sales
in Central Park South, Manhattan

1st Quarter 2020



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Residential Market Report, 1st Quarter 2020

Central Park South, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$2.9M

-7% YoY

NO. OF TRANSACTIONS

23

-34% YoY

MEDIAN PRICE/SQ.FT.

\$3,088

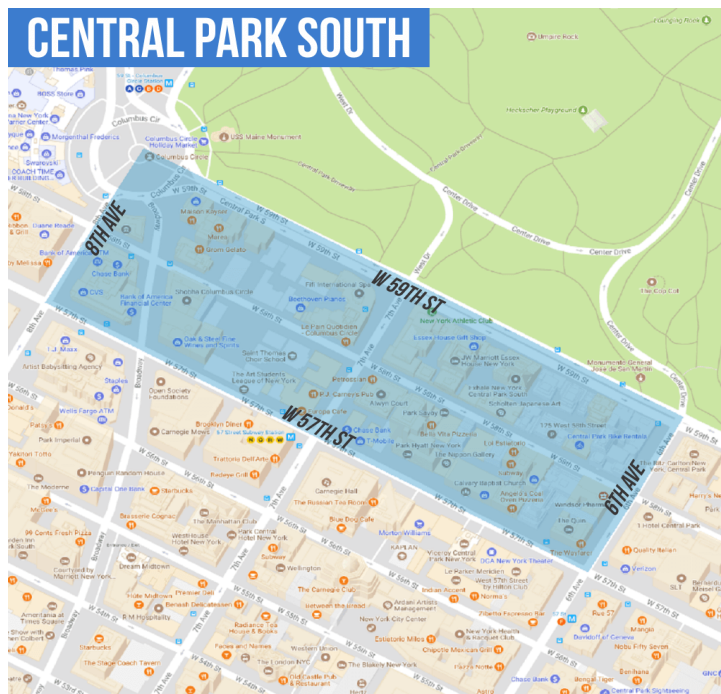
-15% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.02M

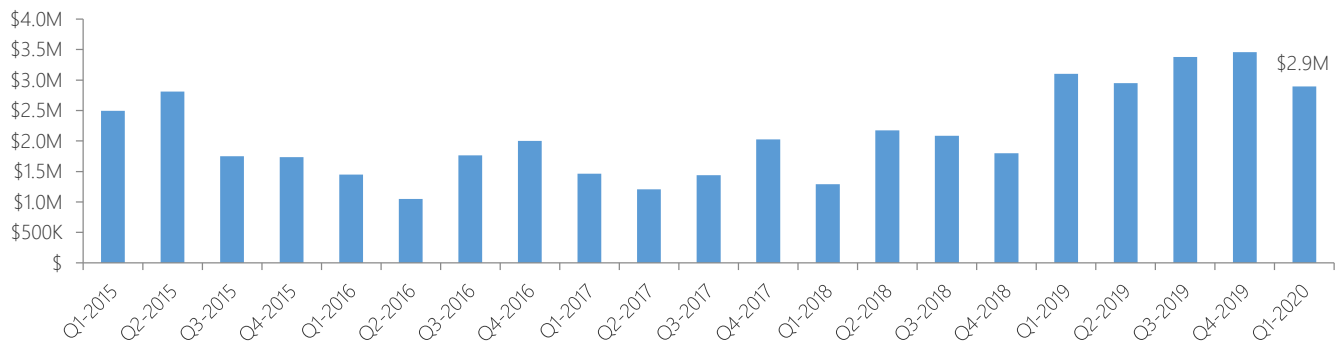
-7% YoY

NEIGHBORHOOD BOUNDARIES

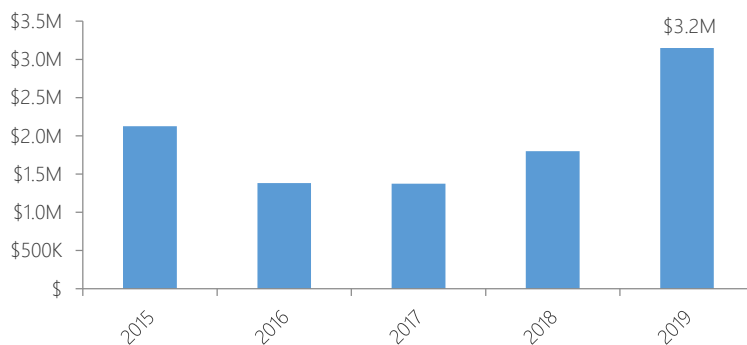


RESIDENTIAL STATS

Median Sale Price by Quarter

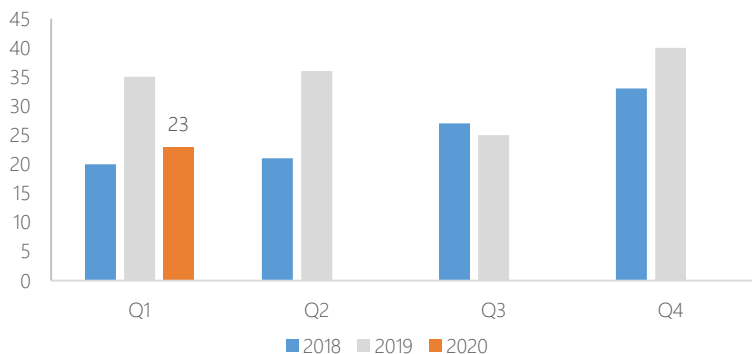


Median Sale Price by Year



Number of Transactions

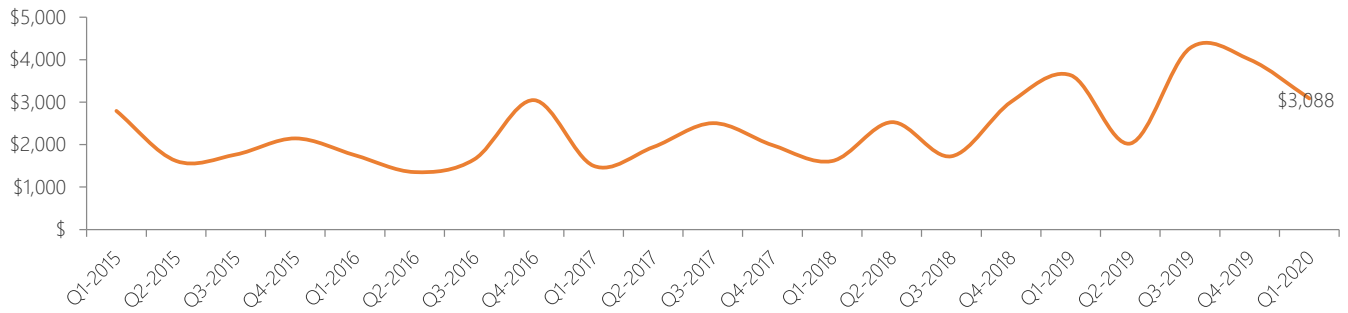
Quarter	2015	2016	2017	2018	2019	2020
Q1	37	23	16	20	35	23
Q2	32	28	24	21	36	
Q3	29	24	20	27	25	
Q4	27	25	19	33	40	



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Median Sale Price per Square Foot

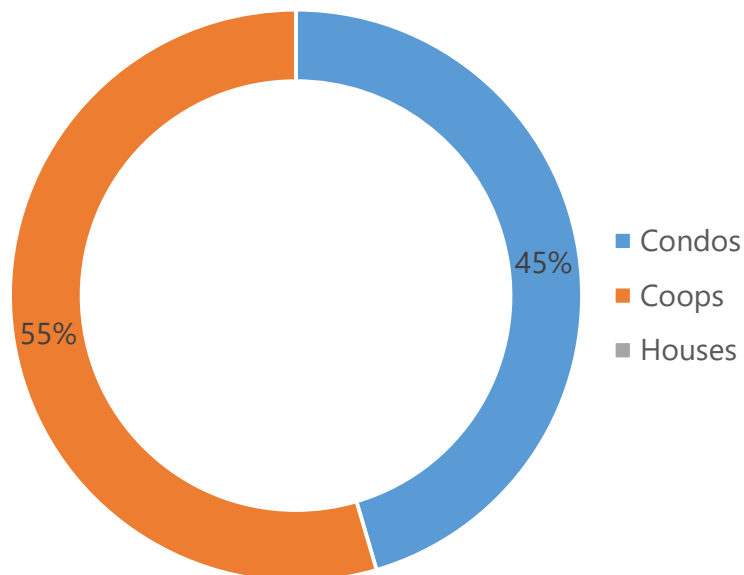


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$14,178,650	251%	\$4,908	35%	10
Coops	\$1,987,000	66%	\$1,871	112%	12
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
220 Central Park S #62	1-01030-1094	31-Mar-20	\$52,185,313	Condo	5,935
220 Central Park S #61	1-01030-1093	24-Feb-20	\$51,421,625	Condo	5,935
220 Central Park S #57B	1-01030-1088	18-Feb-20	\$28,640,950	Condo	3,211
220 Central Park S #40B	1-01030-1068	12-Mar-20	\$22,910,625	Condo	3,043
157 W 57th St #50C	1-01010-1650	3-Feb-20	\$15,700,000	Condo	3,466
220 Central Park S #23A	1-01030-1032	5-Mar-20	\$12,657,300	Condo	2,394
106 Central Park S #20F, G	1-01011-4325	3-Mar-20	\$6,800,000	Condo	1,817
110 Central Park S #15A	1-01011-0038	26-Mar-20	\$4,500,000	Coop	1,849
210 Central Park S #23A	1-01030-0039	6-Feb-20	\$4,338,188	Coop	
210 Central Park S #24A	1-01030-0039	15-Jan-20	\$3,760,588	Coop	
210 Central Park S #24B	1-01030-0039	15-Jan-20	\$2,943,863	Coop	
210 Central Park S #20A	1-01030-0039	27-Jan-20	\$2,850,000	Coop	1,200
210 Central Park S #10A	1-01030-0039	6-Feb-20	\$2,675,000	Coop	
160 Central Park S #1918	1-01011-1608	19-Feb-20	\$1,825,000	Condo	866
200 Central Park S #4I	1-01030-0029	28-Feb-20	\$1,299,000	Coop	950
200 Central Park S #15F	1-01030-0029	14-Feb-20	\$1,257,750	Coop	950
200 Central Park S #8I	1-01030-0029	6-Feb-20	\$1,250,000	Coop	
200 Central Park S #10P	1-01030-0029	13-Jan-20	\$967,338	Coop	
128 Central Park S #15C	1-01011-0045	17-Mar-20	\$950,000	Coop	
160 Central Park S #1920	1-01011-1609	19-Feb-20	\$750,000	Condo	478
106 Central Park S #12L	1-01011-4227	19-Feb-20	\$725,000	Condo	594
150 Central Park S #1207	1-01011-0052	2-Jan-20	\$360,000	Coop	



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