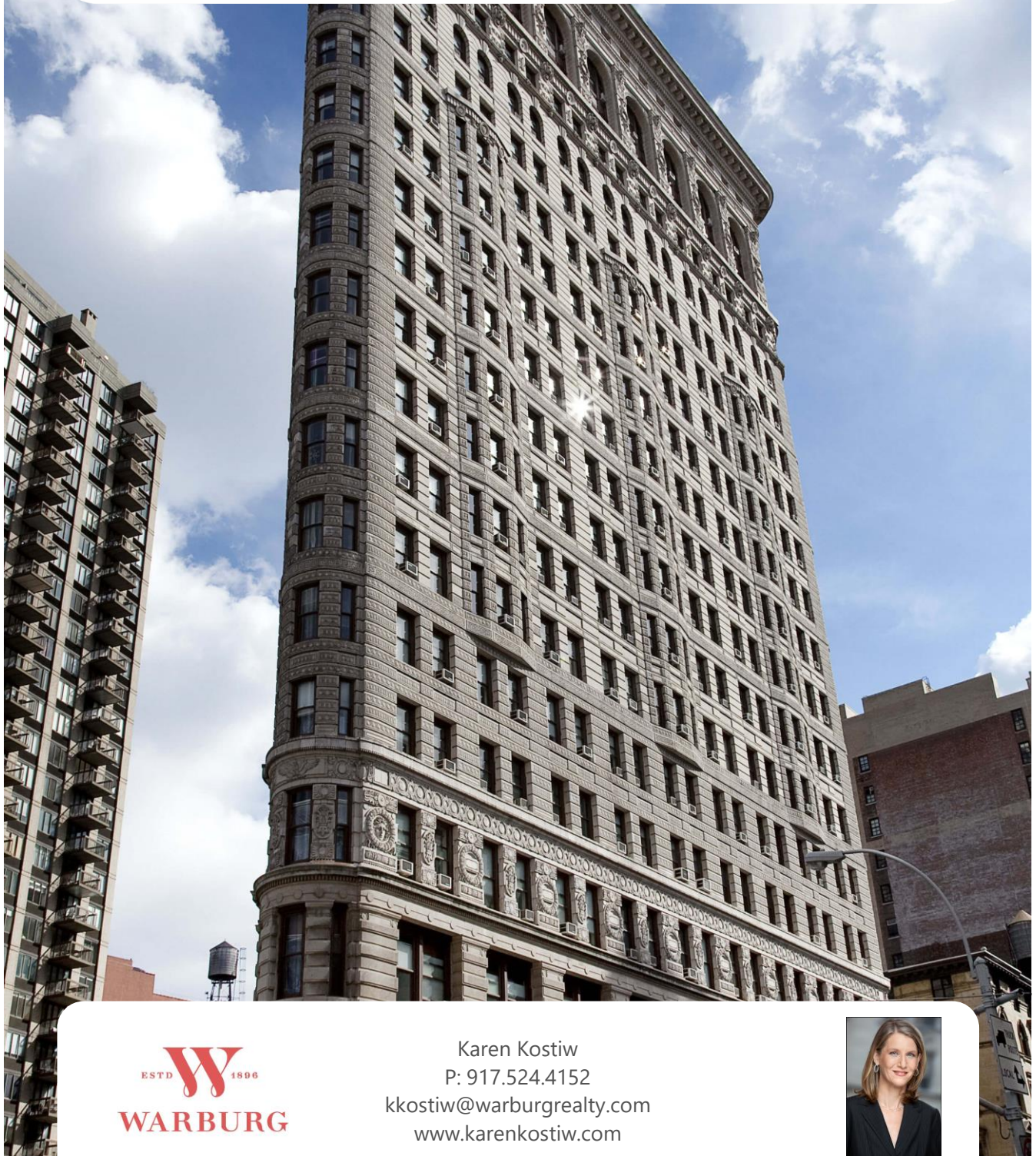


FLATIRON DISTRICT

A quarterly analysis of residential sales
in Flatiron District, Manhattan

Ist Quarter 2020



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Residential Market Report, 1st Quarter 2020

Flatiron District, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.29M

-33% YoY

NO. OF TRANSACTIONS

31

-26% YoY

MEDIAN PRICE/SQ.FT.

\$1,550

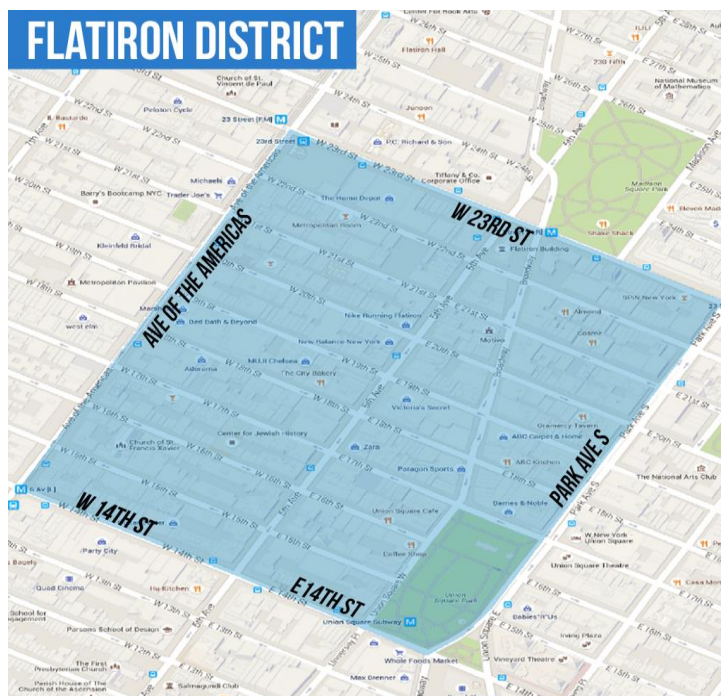
1% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.02M

-7% YoY

NEIGHBORHOOD BOUNDARIES

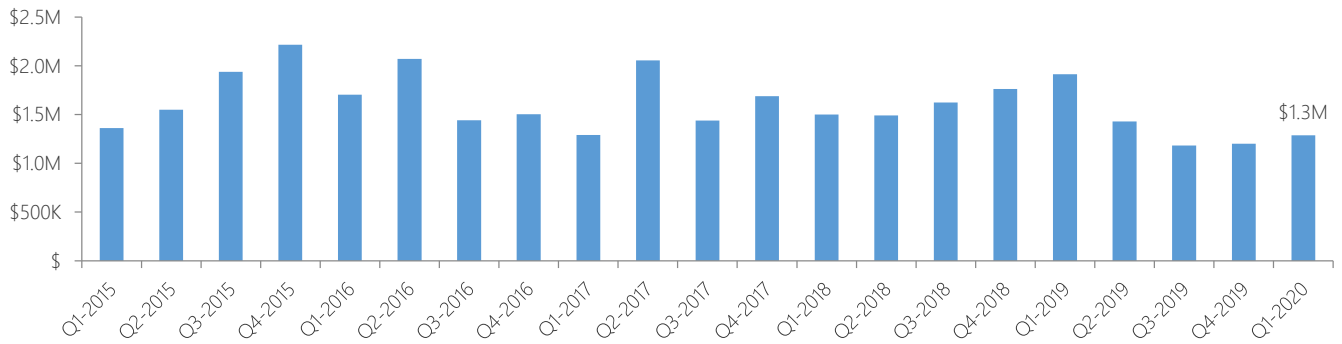


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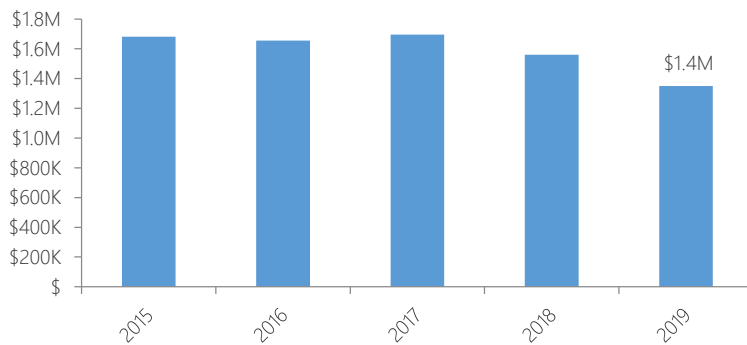


RESIDENTIAL STATS

Median Sale Price by Quarter

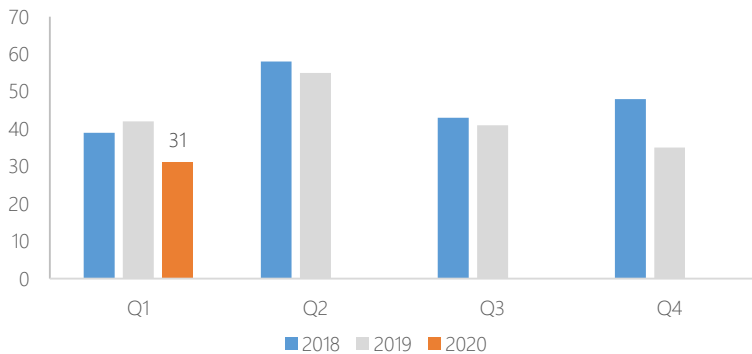


Median Sale Price by Year



Number of Transactions

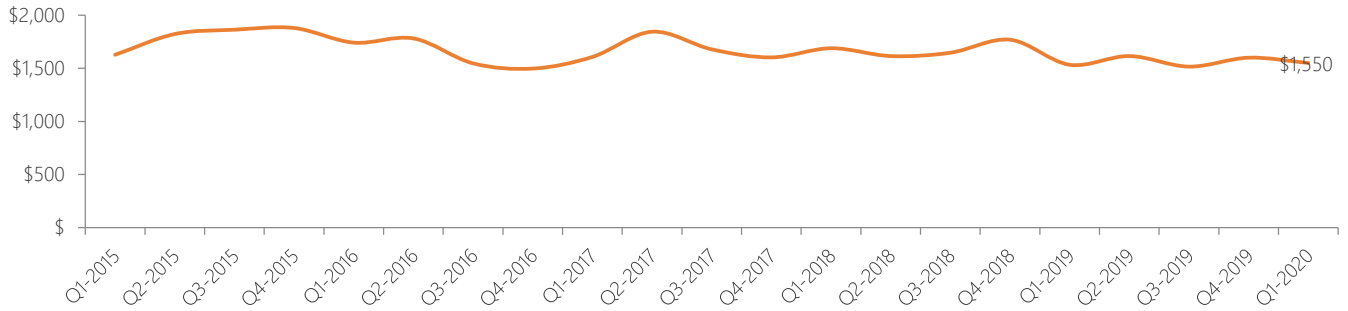
Quarter	2015	2016	2017	2018	2019	2020
Q1	56	50	49	39	42	31
Q2	68	52	75	58	55	
Q3	83	54	55	43	41	
Q4	48	41	55	48	35	



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Median Sale Price per Square Foot

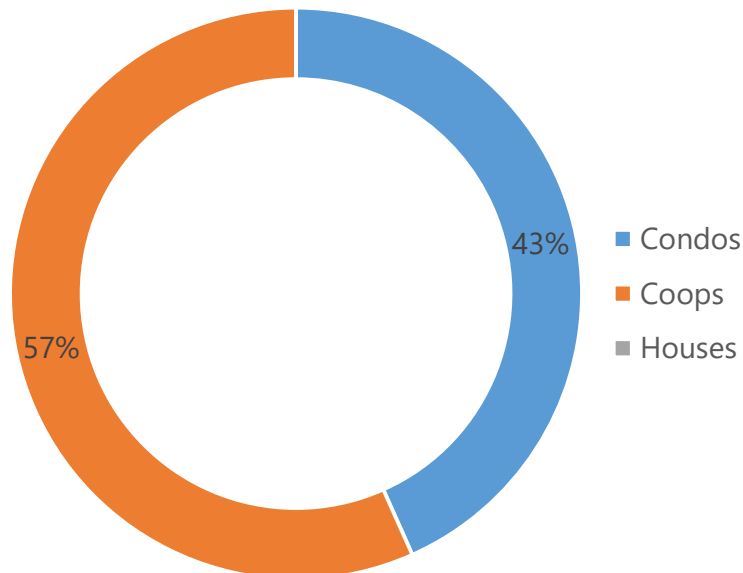


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,425,000	-45%	\$1,573	-6%	13
Coops	\$887,500	-22%	\$1,255	-5%	17
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
8 W 19th St #R6	1-00820-1206	13-Mar-20	\$5,995,000	Condo	3,778
31 W 21st St #7	1-00823-1208	28-Jan-20	\$5,862,000	Condo	4,713
12 W 18th St #9E	1-00819-1017	24-Feb-20	\$2,999,999	Condo	1,750
15 W 17th St #4	1-00819-1104	9-Jan-20	\$2,650,000	Condo	2,200
7 E 14th St #1009	1-00842-0007	10-Feb-20	\$2,595,000	Coop	
16 W 16th St #12EN	1-00817-0029	31-Jan-20	\$2,309,171	Coop	
63 W 17th St #3A	1-00819-1203	7-Feb-20	\$2,250,000	Condo	1,522
10 W 15th St #628	1-00816-0031	19-Feb-20	\$2,150,000	Coop	
222 Park Ave S #3D	1-00847-0038	4-Mar-20	\$1,965,000	Coop	1,300
4 W 21st St #17A	1-00822-0045	24-Jan-20	\$1,900,000	Coop	2,258
30 E 21st St #7A	1-00849-0055	4-Mar-20	\$1,898,000	Coop	1,600
280 Park Ave S #18J	1-00850-1380	22-Jan-20	\$1,880,000	Condo	1,209
55 W 17th St #403	1-00819-1311	25-Feb-20	\$1,425,000	Condo	788
108 Fifth Ave #16C	1-00817-1042	15-Jan-20	\$1,395,000	Condo	825
254 Park Ave S #12P	1-00849-1714	14-Jan-20	\$1,300,000	Condo	729
108 Fifth Ave #12C	1-00817-1033	13-Feb-20	\$1,275,000	Condo	825
16 W 19th St #4D	1-00820-1315	4-Mar-20	\$1,150,000	Condo	922
5 E 22nd St #4R	1-00851-1354	12-Feb-20	\$1,140,000	Condo	694
21 E 22nd St #5I	1-00851-0013	24-Feb-20	\$1,128,000	Coop	700
22 W 15th St #9D	1-00816-1035	10-Mar-20	\$1,125,000	Condo	715
10 W 15th St #1115	1-00816-0031	6-Feb-20	\$910,000	Coop	725
33 E 22nd St #3H	1-00851-0028	9-Mar-20	\$887,500	Coop	
10 W 15th St #1718	1-00816-0031	5-Mar-20	\$845,000	Coop	
7 E 14th St #916	1-00842-0007	26-Feb-20	\$815,000	Coop	
54 W 16th St #2G	1-00817-0085	21-Jan-20	\$700,000	Coop	
7 E 14th St #1428	1-00842-0007	7-Feb-20	\$700,000	Coop	
33 E 22nd St #3G	1-00851-0028	10-Mar-20	\$665,000	Coop	
10 W 15th St #926	1-00816-0031	30-Jan-20	\$600,000	Coop	
7 E 14th St #1524	1-00842-0007	16-Jan-20	\$525,000	Coop	
10 W 15th St #427	1-00816-0031	24-Jan-20	\$523,000	Coop	



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