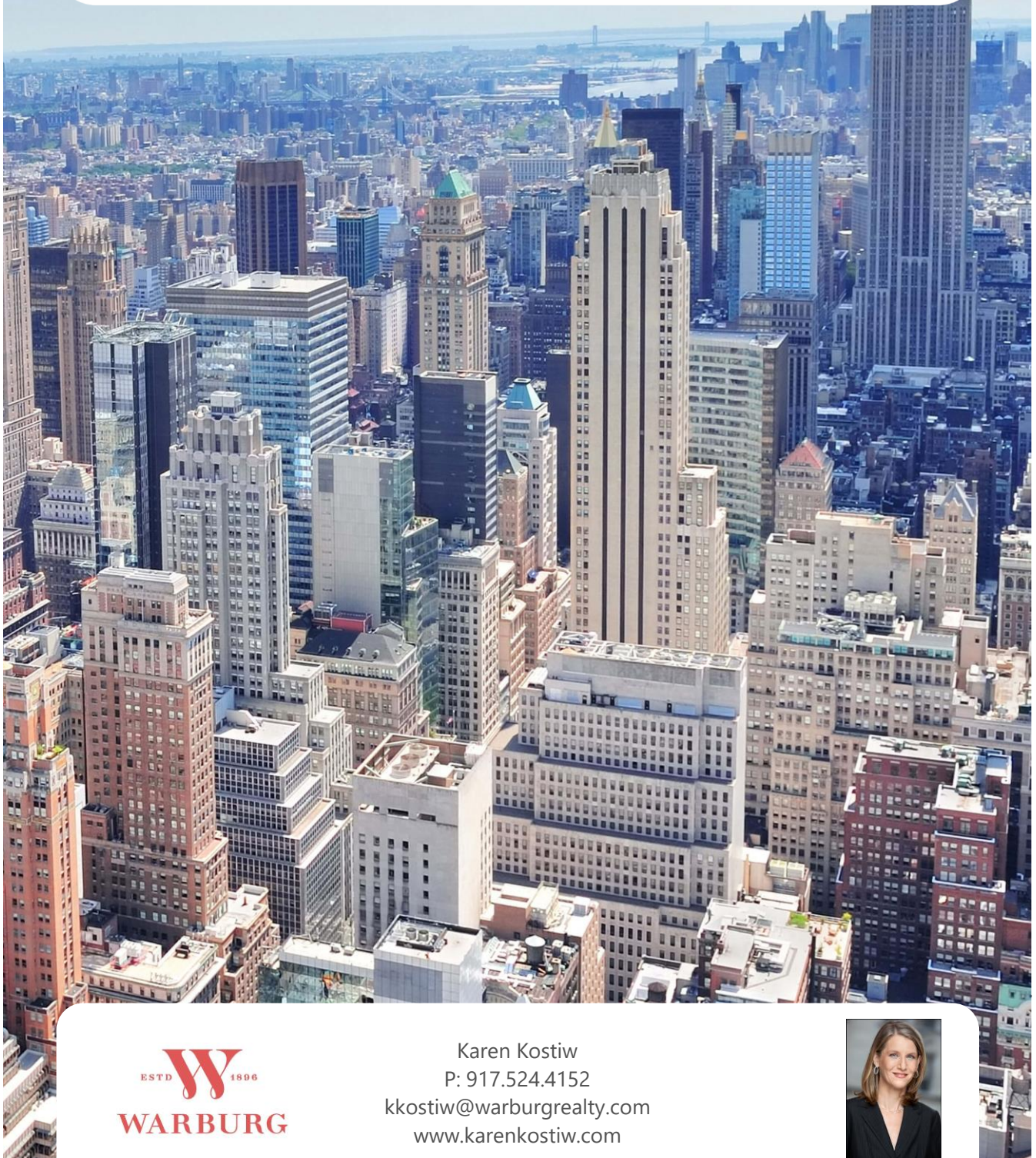


GRAMERCY PARK

A quarterly analysis of residential sales
in Gramercy Park, Manhattan

1st Quarter 2020



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



Residential Market Report, 1st Quarter 2020

Gramercy Park, Manhattan

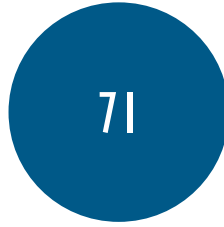
SUMMARY

MEDIAN SALE PRICE



-38% YoY

NO. OF TRANSACTIONS



-30% YoY

MEDIAN PRICE/SQ.FT.



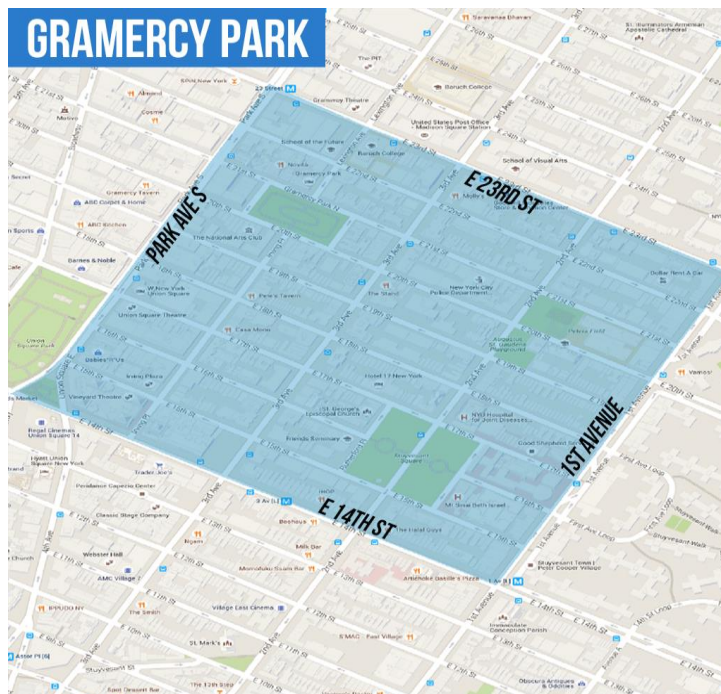
-24% YoY

MANHATTAN
MEDIAN SALE PRICE



-7% YoY

NEIGHBORHOOD BOUNDARIES

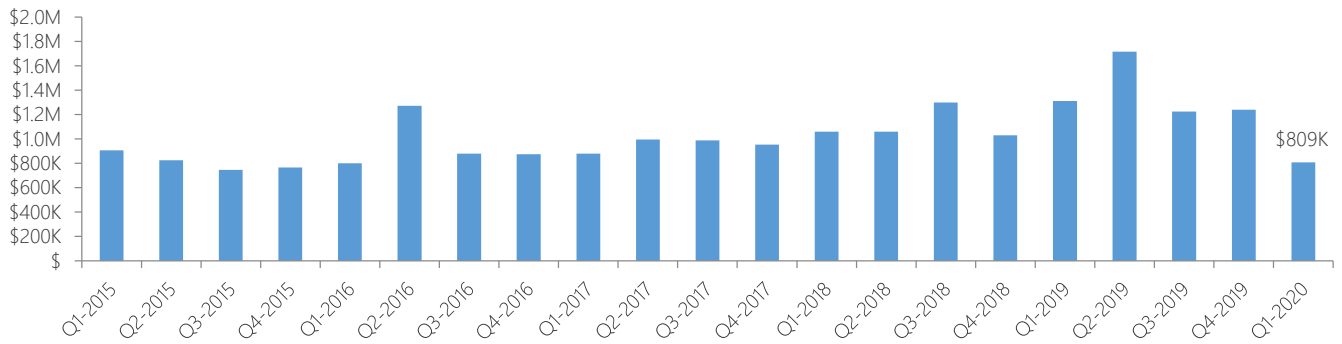


Karen Kostiw
P: 917.524.4152
kkostiw@warburgrealty.com
www.karenkostiw.com

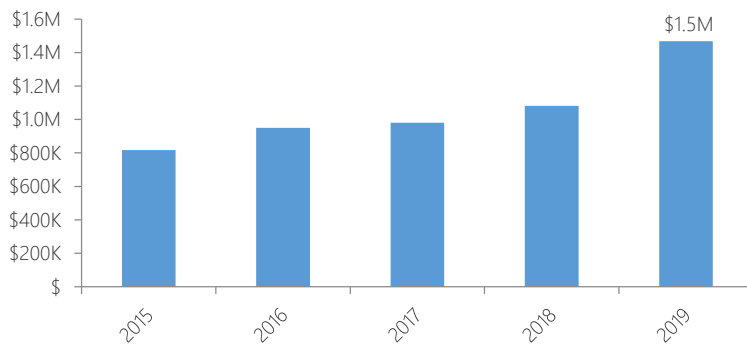


RESIDENTIAL STATS

Median Sale Price by Quarter

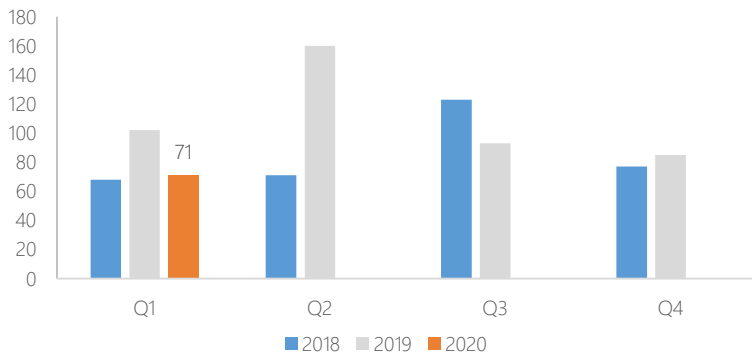


Median Sale Price by Year



Number of Transactions

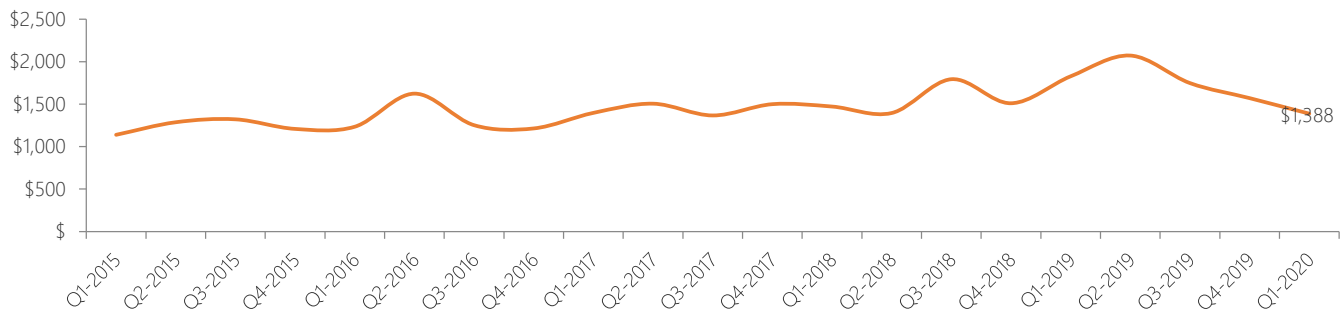
Quarter	2015	2016	2017	2018	2019	2020
Q1	72	53	60	68	102	71
Q2	98	124	94	71	160	
Q3	95	88	109	123	93	
Q4	67	74	69	77	85	



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



Median Sale Price per Square Foot

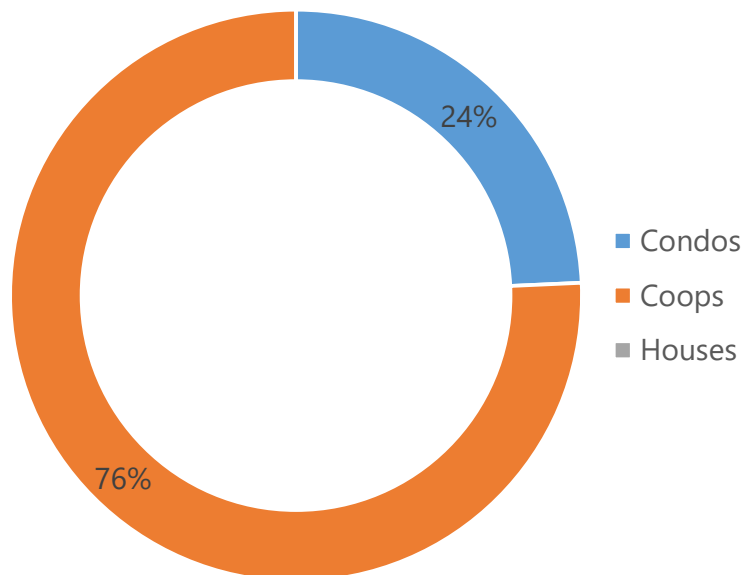


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,713,200	4%	\$1,622	-16%	17
Coops	\$690,000	-15%	\$1,184	8%	53
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
200 E 21st St #15C	1-00901-1056	24-Feb-20	\$4,100,255	Condo	1,823
121 E 22nd St #N 508	1-00878-1038	5-Feb-20	\$3,190,000	Condo	1,707
121 E 22nd St #N 708	1-00878-1055	12-Feb-20	\$2,790,000	Condo	1,402
200 E 21st St #11A	1-00901-1042	26-Mar-20	\$2,720,255	Condo	1,429
81 Irving Pl #14C, D	1-00875-0019	12-Feb-20	\$2,650,000	Coop	1,100
32 Gramercy Park S #16F, H	1-00875-0047	31-Mar-20	\$2,600,000	Coop	
1 Irving Pl #P 8G	1-00870-1121	6-Feb-20	\$2,550,000	Condo	1,489
4 Lexington Ave #1T	1-00877-0074	26-Feb-20	\$2,525,000	Coop	3,000
385 First Ave #15F	1-00928-1689	27-Jan-20	\$1,995,000	Condo	1,230
385 First Ave #11E	1-00928-1669	30-Jan-20	\$1,900,000	Condo	1,235
121 E 22nd St #N 904	1-00878-1067	12-Feb-20	\$1,800,000	Condo	780
126 E 16th St #5D	1-00871-0056	24-Jan-20	\$1,750,000	Coop	1,300
201 E 21st St #10S	1-00902-0001	10-Feb-20	\$1,738,500	Coop	1,340
121 E 22nd St #N 505	1-00878-1035	31-Jan-20	\$1,713,200	Condo	791
305 Second Ave #525	1-00898-1106	5-Feb-20	\$1,687,500	Condo	1,071
225 E 19th St #102	1-00900-1140	7-Jan-20	\$1,664,839	Condo	879
60 Gramercy Park N #8H	1-00877-0009	18-Feb-20	\$1,600,000	Coop	
205 E 22nd St #3K	1-00903-1030	14-Jan-20	\$1,500,000	Condo	1,223
130 E 18th St #6T	1-00873-0019	31-Mar-20	\$1,490,000	Coop	
102 E 22nd St #1E, F	1-00877-0084	3-Feb-20	\$1,430,000	Coop	
200 E 16th St #11G, H	1-00897-0035	11-Feb-20	\$1,375,000	Coop	
230 E 15th St #12D	1-00896-0032	20-Feb-20	\$1,200,000	Coop	
211 E 18th St #3N	1-00899-0008	31-Mar-20	\$1,125,000	Coop	950
242 E 19th St #13C	1-00899-0032	10-Feb-20	\$1,100,000	Coop	
385 First Ave #3A	1-00928-1610	8-Jan-20	\$1,065,000	Condo	770
130 E 17th St #1B	1-00872-0053	18-Feb-20	\$999,000	Coop	775
207 E 21st St #6F	1-00902-0009	13-Feb-20	\$970,000	Coop	725
300 E 23rd St #8H	1-00928-1548	31-Mar-20	\$955,000	Condo	641
201 E 21st St #2C	1-00902-0001	5-Feb-20	\$930,000	Coop	850
310 E 23rd St #10F	1-00928-1107	4-Mar-20	\$930,000	Coop	
3 Gramercy Park W #1F	1-00876-0012	11-Feb-20	\$900,000	Coop	
340 E 23rd St #9A	1-00928-1289	23-Mar-20	\$885,000	Condo	647
81 Irving Pl #5D	1-00875-0019	6-Feb-20	\$812,000	Coop	
201 E 17th St #8F	1-00898-0001	13-Mar-20	\$810,000	Coop	675
142 E 16th St #9D	1-00871-0044	4-Feb-20	\$807,500	Coop	
133 E 15th St #3D	1-00871-0030	31-Jan-20	\$784,500	Coop	800
200 E 16th St #2H	1-00897-0035	18-Mar-20	\$780,000	Coop	700
145 E 15th St #10T	1-00871-0039	6-Feb-20	\$775,000	Coop	
230 E 15th St #1L	1-00896-0032	19-Mar-20	\$757,000	Coop	
1 Irving Pl #18H	1-00870-1474	5-Mar-20	\$720,000	Condo	459
157 E 18th St #1J	1-00874-1003	14-Feb-20	\$695,000	Coop	
44 Gramercy Park N #2F	1-00877-0030	31-Jan-20	\$690,000	Coop	
235 E 22nd St #HLW	1-00903-1127	3-Mar-20	\$690,000	Coop	
202-281 E 22nd St #15O	1-00902-0055	14-Feb-20	\$685,000	Coop	
235 E 22nd St #5S	1-00903-1127	4-Feb-20	\$679,000	Coop	
340 E 23rd St #3J	1-00928-1220	9-Jan-20	\$650,000	Condo	436
230 E 15th St #1E	1-00896-0032	12-Feb-20	\$627,000	Coop	450
145 E 15th St #9E	1-00871-0039	19-Mar-20	\$620,000	Coop	
301 E 22nd St #12S	1-00928-0001	31-Jan-20	\$618,000	Coop	
210 E 15th St #4M	1-00896-0039	18-Feb-20	\$595,000	Coop	



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



Address	BBL	Sale date	Sale price	Property type	Sqft
26 Gramercy Park S #4B	1-00875-0055	5-Mar-20	\$592,500	Coop	
142 E 16th St #19G	1-00871-0044	25-Feb-20	\$590,000	Coop	
333 E 14th St #16A	1-00921-0019	28-Feb-20	\$555,000	Coop	
200 E 16th St #10M	1-00897-0035	22-Jan-20	\$550,000	Coop	500
45 Gramercy Park N #1C	1-00877-0026	7-Jan-20	\$550,000	Coop	
210 E 15th St #12E	1-00896-0039	17-Jan-20	\$547,500	Coop	
301 E 22nd St #8R	1-00928-0001	20-Feb-20	\$540,000	Coop	750
310 E 23rd St #11E	1-00928-1107	12-Feb-20	\$510,000	Coop	
333 E 14th St #7H	1-00921-0019	9-Mar-20	\$505,000	Coop	
201 E 21st St #1D	1-00902-0001	6-Mar-20	\$505,000	Coop	550
81 Irving Pl #9A	1-00875-0019	10-Mar-20	\$495,000	Coop	
242 E 19th St #11G	1-00899-0032	20-Feb-20	\$480,000	Coop	
4 Lexington Ave #7M	1-00877-0074	4-Mar-20	\$399,000	Coop	
4 Lexington Ave #6M	1-00877-0074	18-Feb-20	\$385,000	Coop	
301 E 22nd St #11B	1-00928-0001	4-Mar-20	\$379,000	Coop	
317 E 18th St #6B	1-00924-0013	28-Feb-20	\$343,000	Coop	
224 E 18th St #3B	1-00898-0043	12-Feb-20	\$335,000	Coop	
235 E 22nd St #11U	1-00903-1127	24-Jan-20	\$111,540	Coop	



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

