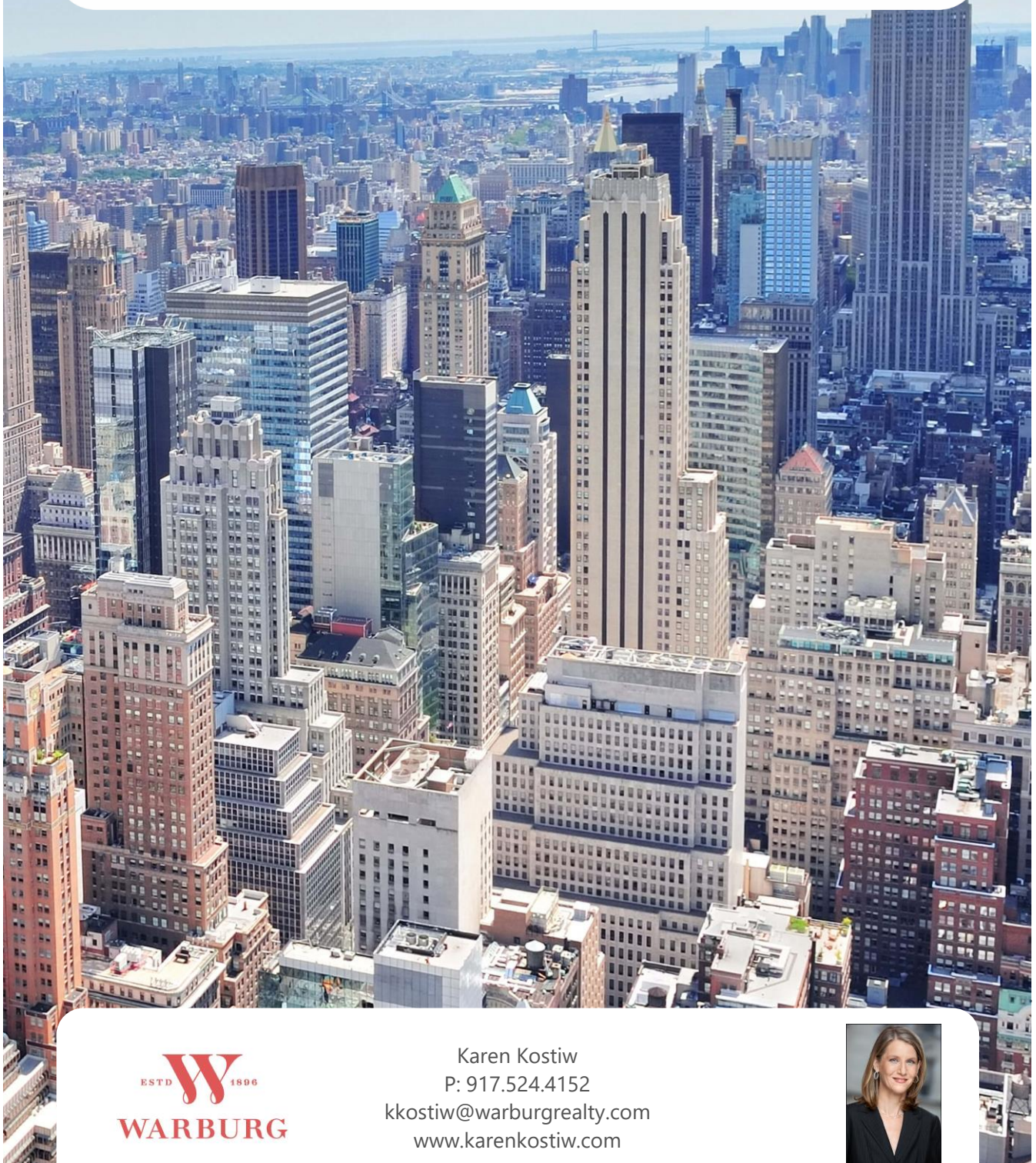


# MIDTOWN MANHATTAN

A quarterly analysis of residential sales  
in Midtown Manhattan, Manhattan

1st Quarter 2020



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# Residential Market Report, 1st Quarter 2020

## Midtown Manhattan, Manhattan

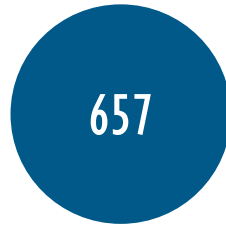
### SUMMARY

MEDIAN SALE PRICE



-20% YoY

NO. OF TRANSACTIONS



-19% YoY

MEDIAN PRICE/SQ.FT.



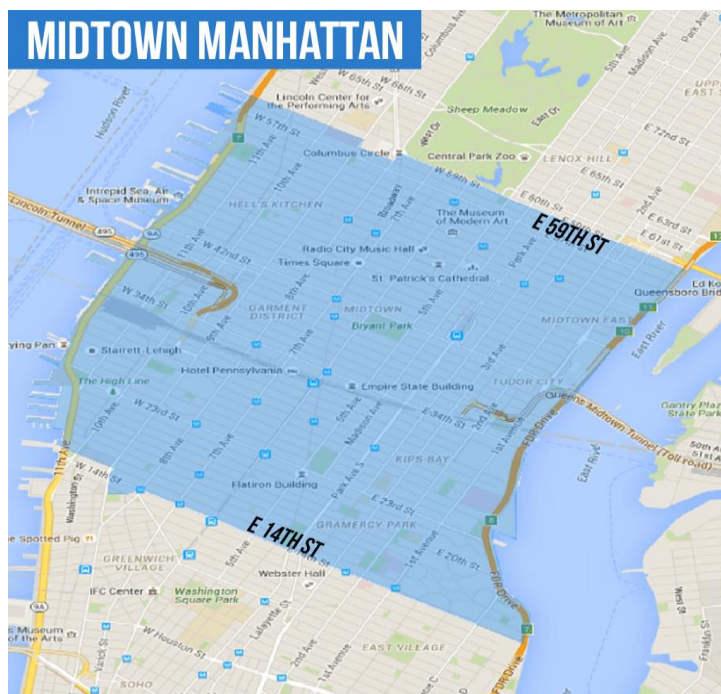
-5% YoY

MANHATTAN  
MEDIAN SALE PRICE



-7% YoY

### NEIGHBORHOOD BOUNDARIES

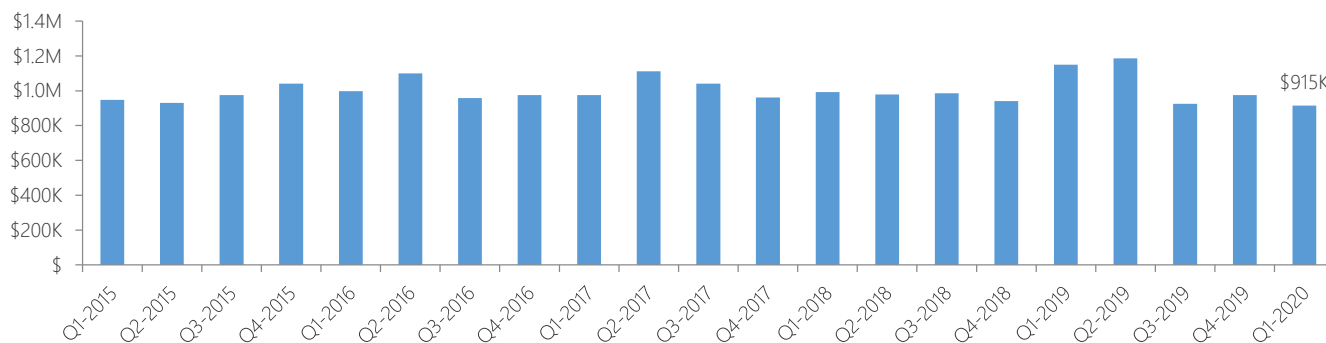


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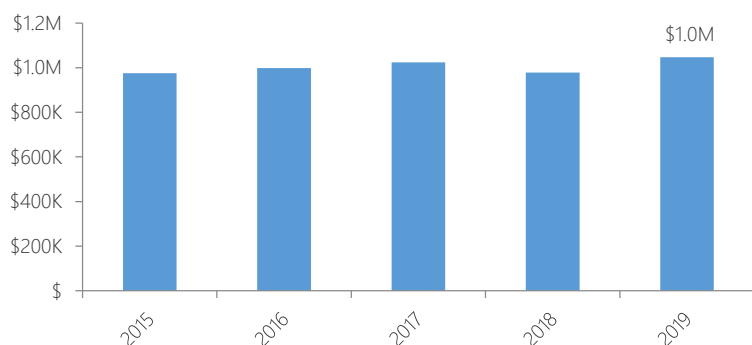


## RESIDENTIAL STATS

### Median Sale Price by Quarter

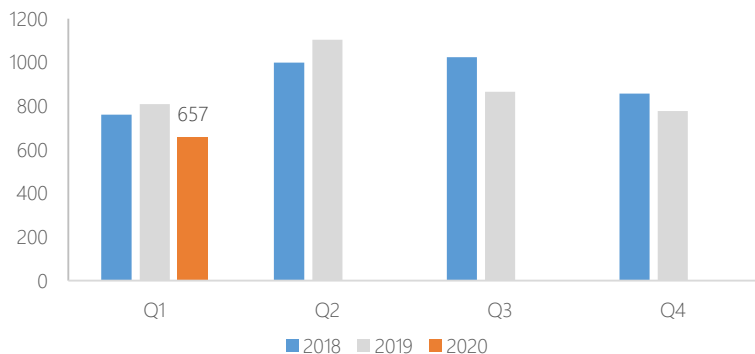


### Median Sale Price by Year



### Number of Transactions

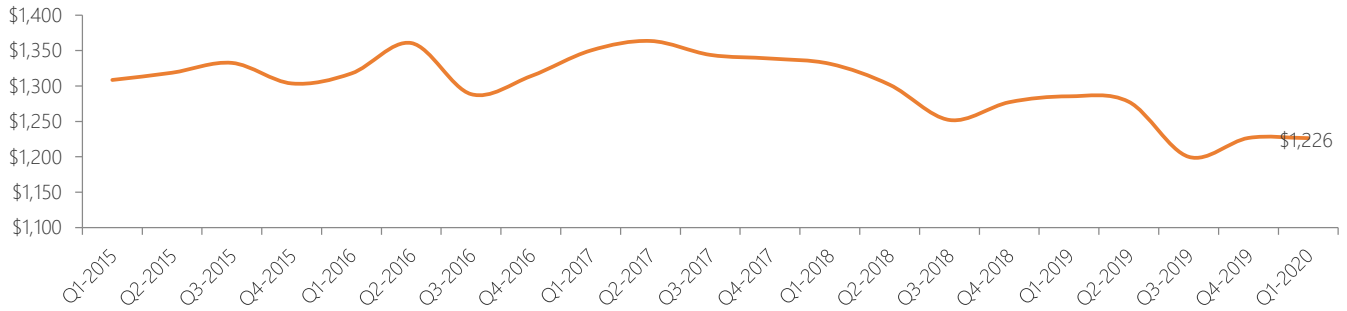
Quarter	2015	2016	2017	2018	2019	2020
Q1	1010	1105	957	760	809	657
Q2	1306	1239	1203	999	1104	
Q3	1332	1096	1095	1024	865	
Q4	1161	1008	969	857	777	



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## Median Sale Price per Square Foot

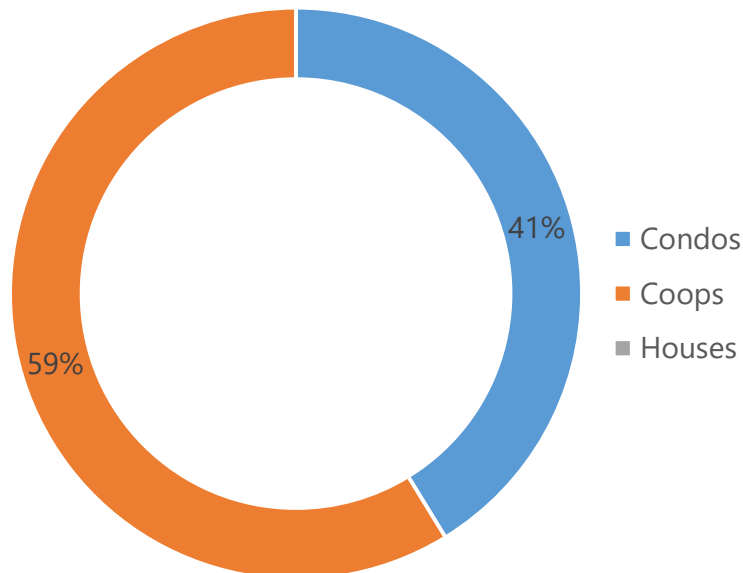


## RESIDENTIAL SALES BREAKDOWN

### Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,261,000	-31%	\$1,320	-9%	271
Coops	\$717,500	3%	\$1,005	-1%	386
Houses	-	-	-	-	0

### Number of Sales by Building Type



## TOP 100 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	
220 Central Park S #61	1-01030-1093	24-Feb-20	\$51,421,625	Condo	
220 Central Park S #57B	1-01030-1088	18-Feb-20	\$28,640,950	Condo	
220 Central Park S #40B	1-01030-1068	12-Mar-20	\$22,910,625	Condo	
432 Park Ave #62A	1-01292-1408	24-Jan-20	\$22,650,000	Condo	
252 E 57th St #PH 65	1-01330-1195	16-Mar-20	\$19,907,625	Condo	
50-825 United Nations Plz #PH 40	1-01339-1187	9-Mar-20	\$16,100,000	Condo	
157 W 57th St #50C	1-01010-1650	3-Feb-20	\$15,700,000	Condo	
545 W 30th St #PH 87A	1-00702-1282	19-Feb-20	\$13,000,000	Condo	
220 Central Park S #23A	1-01030-1032	5-Mar-20	\$12,657,300	Condo	
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
212 Fifth Ave #10A	1-00827-1023	4-Feb-20	\$9,975,000	Condo	3,008
545 W 30th St #PH 83C	1-00702-1268	3-Jan-20	\$9,478,399	Condo	
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	
545 W 30th St #66B	1-00702-1171	7-Jan-20	\$7,939,250	Condo	
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
106 Central Park S #20F, G	1-01011-4325	3-Mar-20	\$6,800,000	Condo	
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	
425 W 50th St #16A	1-01060-1154	30-Jan-20	\$6,125,000	Condo	2,277
417 Park Ave #11E	1-01309-0069	18-Feb-20	\$6,062,638	Coop	2,900
8 W 19th St #R6	1-00820-1206	13-Mar-20	\$5,995,000	Condo	3,778
417 Park Ave #10E	1-01309-0069	18-Feb-20	\$5,907,186	Coop	3,000
31 W 21st St #7	1-00823-1208	28-Jan-20	\$5,862,000	Condo	4,713
417 Park Ave #6E	1-01309-0069	18-Feb-20	\$5,704,000	Coop	
1 Beekman Pl #3C/4C	1-01361-0021	5-Mar-20	\$5,500,000	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	
545 W 30th St #36C	1-00702-1118	8-Jan-20	\$4,891,850	Condo	
16 W 40th St #27B	1-00841-1048	8-Jan-20	\$4,800,000	Condo	
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	
110 Central Park S #15A	1-01011-0038	26-Mar-20	\$4,500,000	Coop	1,849
417 Park Ave #9SW	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 #9NW	1-01309-0069	18-Feb-20	\$4,439,108	Coop	
417 Park Ave #10SW	1-01309-0069	18-Feb-20	\$4,439,108	Coop	1,800
505 W 19th St #7A	1-00691-1132	28-Jan-20	\$4,400,000	Condo	2,144
417 Park Ave #4E	1-01309-0069	18-Feb-20	\$4,352,659	Coop	
210 Central Park S #23A	1-01030-0039	6-Feb-20	\$4,338,188	Coop	
545 W 30th St #24G	1-00702-1014	9-Jan-20	\$4,274,750	Condo	
15 E 26th St #12E	1-00856-1351	4-Mar-20	\$4,200,000	Condo	2,035
252 E 57th St #41D	1-01330-1124	6-Jan-20	\$4,150,000	Condo	



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Address	BBL	Sale date	Sale price	Property type	Sqft
417 Park Ave #3E	1-01309-0069	18-Feb-20	\$4,119,482	Coop	
200 E 21st St #15C	1-00901-1056	24-Feb-20	\$4,100,255	Condo	
417 Park Ave #2E	1-01309-0069	18-Feb-20	\$3,886,303	Coop	
88 Lexington Ave #1806	1-00882-1288	12-Mar-20	\$3,840,000	Condo	
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	
459 W 22nd St #B	1-00720-0018	4-Feb-20	\$3,535,000	Coop	1,500
121 E 23rd St #PH A	1-00879-1093	28-Feb-20	\$3,521,588	Condo	9,110
404 Park Ave S #14D	1-00858-1150	12-Mar-20	\$3,450,000	Condo	
151 W 17th St #1D	1-00793-1203	7-Feb-20	\$3,420,000	Condo	2,130
50-825 United Nations Plz #16B	1-01339-1143	4-Mar-20	\$3,300,000	Condo	
172 Madison Ave #19A	1-00863-1146	27-Mar-20	\$3,285,000	Condo	
1 Central Park S #1411	1-01274-1577	27-Mar-20	\$3,275,000	Condo	1,245
263 Ninth Ave #6C	1-00723-1028	10-Mar-20	\$3,230,000	Condo	2,124
121 E 22nd St #N 508	1-00878-1038	5-Feb-20	\$3,190,000	Condo	
277 Fifth Ave #24A	1-00859-1551	23-Jan-20	\$3,166,506	Condo	
11 E 29th St #54A	1-00859-1138	17-Jan-20	\$3,110,000	Condo	1,612
20 W 53rd St #21B	1-01268-1211	20-Mar-20	\$3,000,000	Condo	1,200
12 W 18th St #9E	1-00819-1017	24-Feb-20	\$2,999,999	Condo	1,750
721 Fifth Ave #43G	1-01292-1112	20-Feb-20	\$2,952,925	Condo	1,509
210 Central Park S #24B	1-01030-0039	15-Jan-20	\$2,943,863	Coop	
425 W 53rd St #PH 7	1-01063-1172	28-Jan-20	\$2,904,600	Condo	
10 Madison Sq W #4C	1-00826-1019	3-Jan-20	\$2,900,000	Condo	
214 W 17th St #1A	1-00766-0053	30-Jan-20	\$2,850,000	Coop	2,790
347 W 22nd St #5/6	1-00746-0012	18-Jan-20	\$2,850,000	Coop	
210 Central Park S #20A	1-01030-0039	27-Jan-20	\$2,850,000	Coop	1,200
405 W 23rd St #17A	1-00721-1062	25-Feb-20	\$2,800,000	Coop	1,650
721 Fifth Ave #34G	1-01292-1040	28-Feb-20	\$2,800,000	Condo	1,510
121 E 22nd St #N 708	1-00878-1055	12-Feb-20	\$2,790,000	Condo	
11 E 29th St #45A	1-00859-1115	28-Jan-20	\$2,750,000	Condo	1,612
200 E 21st St #11A	1-00901-1042	26-Mar-20	\$2,720,255	Condo	
333 W 56th St #10H	1-01047-1452	12-Mar-20	\$2,675,000	Condo	
210 Central Park S #10A	1-01030-0039	6-Feb-20	\$2,675,000	Coop	
81 Irving Pl #14C, D	1-00875-0019	12-Feb-20	\$2,650,000	Coop	1,100
15 W 17th St #4	1-00819-1104	9-Jan-20	\$2,650,000	Condo	2,200
35 Sutton Pl #PH D	1-01372-0073	19-Feb-20	\$2,650,000	Coop	2,000
545 W 30th St #39E	1-00702-1147	27-Jan-20	\$2,628,750	Condo	
32 Gramercy Park S #16F, H	1-00875-0047	31-Mar-20	\$2,600,000	Coop	
7 E 14th St #1009	1-00842-0007	10-Feb-20	\$2,595,000	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
545 W 30th St #37B	1-00702-1126	4-Mar-20	\$2,493,371	Condo	
425 Fifth Ave #60B	1-00868-1646	8-Jan-20	\$2,445,000	Condo	1,315
360 W 36th St #3S	1-00759-0072	14-Feb-20	\$2,425,000	Coop	2,800
485 Park Ave #9A	1-01313-0001	9-Jan-20	\$2,425,000	Coop	
545 W 30th St #24E	1-00702-1012	18-Feb-20	\$2,404,250	Condo	
50 W 30th St #5A	1-00831-1112	27-Mar-20	\$2,403,070	Condo	
322 W 57th St #34M	1-01047-2307	18-Feb-20	\$2,385,000	Condo	1,355
76 Madison Ave #8A	1-00857-1121	4-Feb-20	\$2,365,000	Condo	1,794
130 W 19th St #11C	1-00794-1055	3-Feb-20	\$2,350,000	Condo	1,319



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