

# SUTTON PLACE

A quarterly analysis of residential sales  
in Sutton Place, Manhattan

Ist Quarter 2020



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



# Residential Market Report, 1st Quarter 2020

## Sutton Place, Manhattan

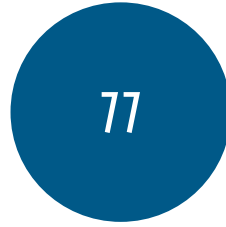
### SUMMARY

MEDIAN SALE PRICE



-29% YoY

NO. OF TRANSACTIONS



79% YoY

MEDIAN PRICE/SQ.FT.



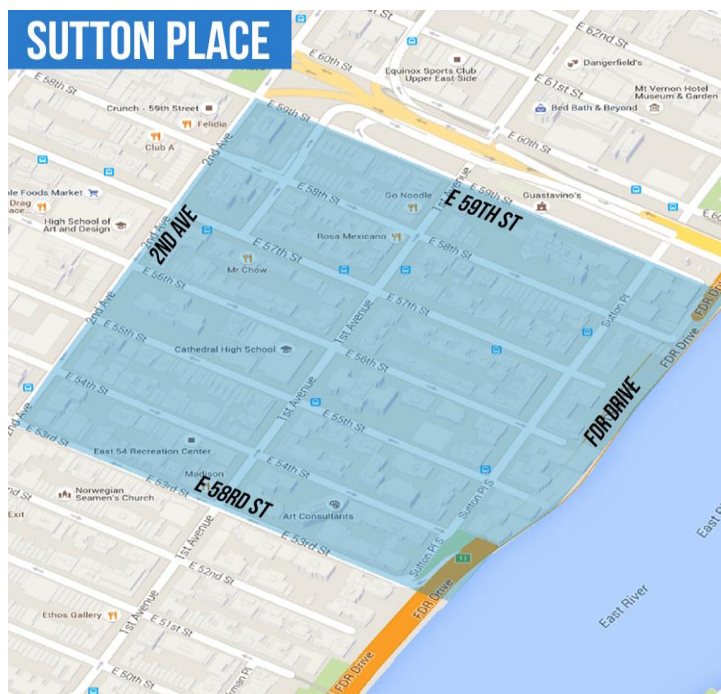
-10% YoY

MANHATTAN  
MEDIAN SALE PRICE



-7% YoY

### NEIGHBORHOOD BOUNDARIES

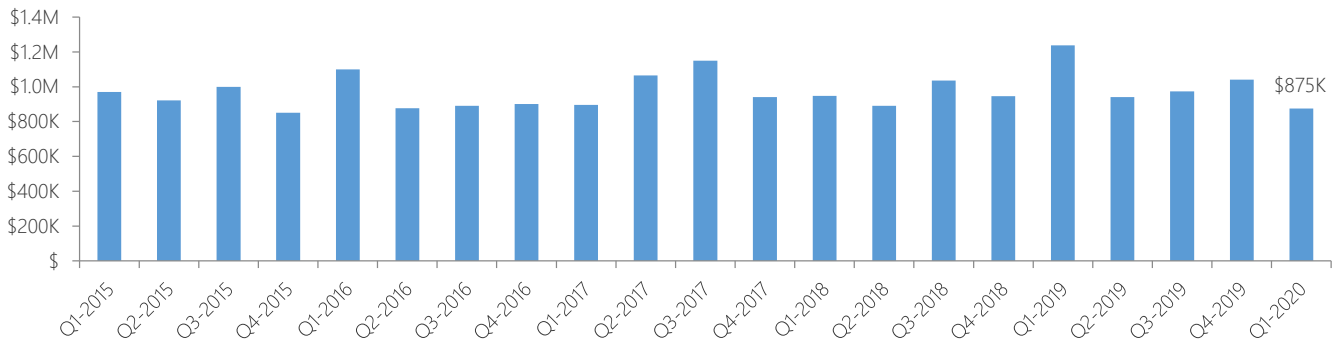


Karen Kostiw  
P: 917.524.4152  
kkostiw@warburgrealty.com  
www.karenkostiw.com

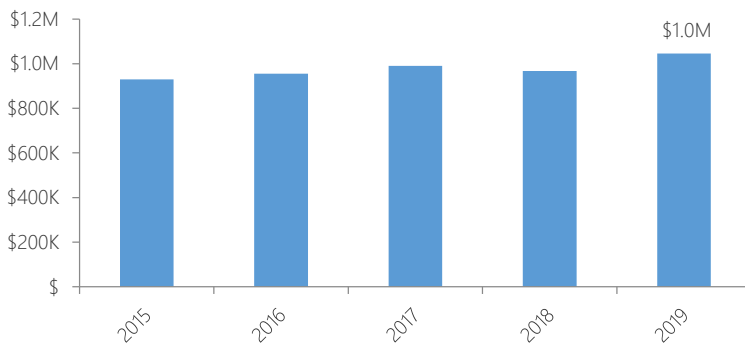


# RESIDENTIAL STATS

## Median Sale Price by Quarter

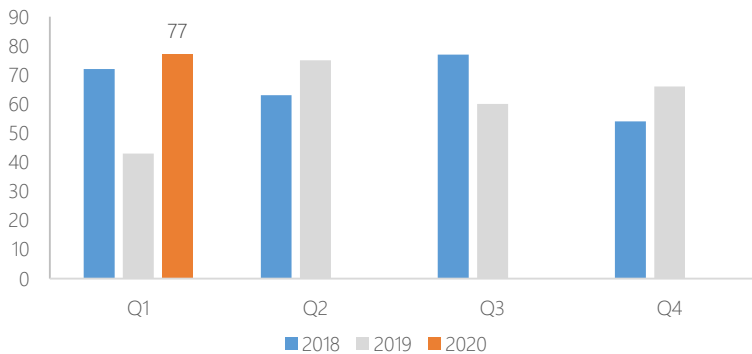


## Median Sale Price by Year



## Number of Transactions

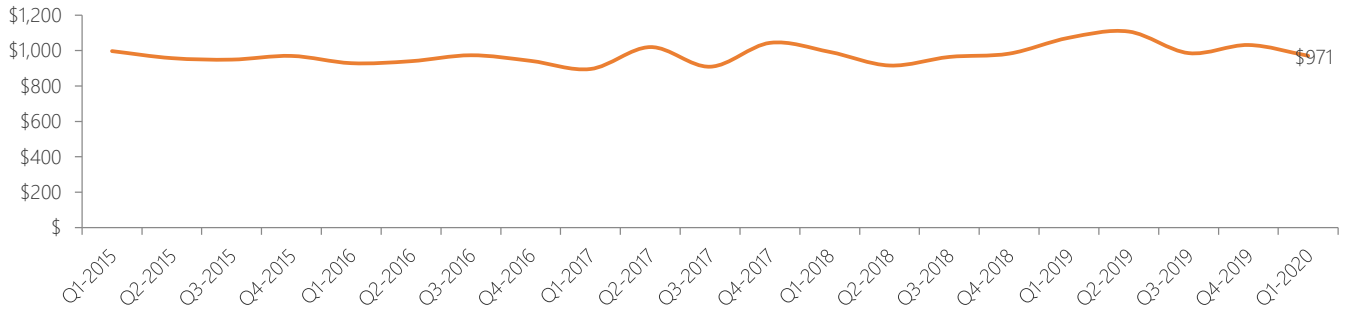
Quarter	2015	2016	2017	2018	2019	2020
Q1	72	79	76	72	43	77
Q2	84	76	75	63	75	
Q3	77	65	78	77	60	
Q4	72	67	72	54	66	



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



## Median Sale Price per Square Foot

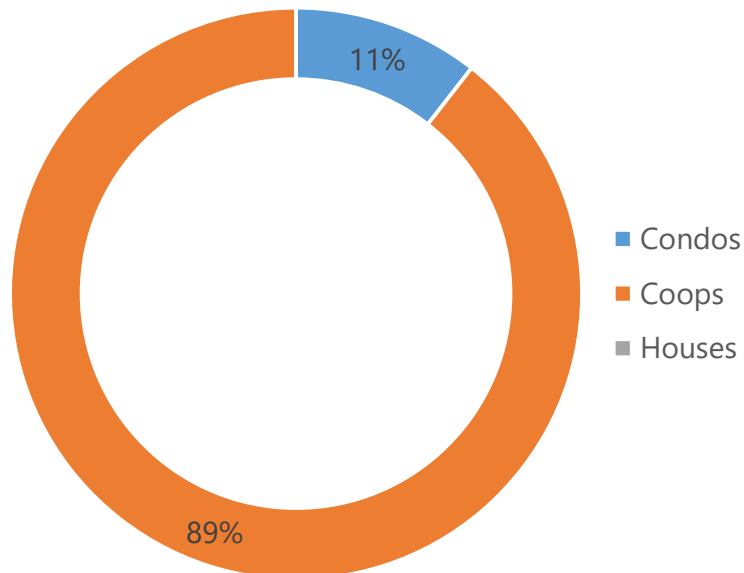


## RESIDENTIAL SALES BREAKDOWN

### Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$800,000	-44%	\$1,130	-8%	8
Coops	\$875,000	-27%	\$872	-8%	68
Houses	-	-	-	-	0

### Number of Sales by Building Type



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



## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
35 Sutton Pl #PH D	1-01372-0073	19-Feb-20	\$2,650,000	Coop	2,000
35 Sutton Pl #19D	1-01372-0073	11-Feb-20	\$2,000,000	Coop	3,700
444 E 57th St #4D	1-01368-1012	20-Feb-20	\$1,962,000	Condo	1,600
345 E 57th St #10A	1-01350-0020	2-Mar-20	\$1,800,000	Coop	1,800
400 E 56th St #29L	1-01367-0001	25-Feb-20	\$1,775,000	Coop	1,416
300 E 54th St #2K, L	1-01346-0049	15-Jan-20	\$1,740,000	Coop	
400 E 54th St #28A	1-01365-1504	14-Feb-20	\$1,710,000	Condo	1,053
4 Sutton Pl #15A	1-01369-0024	23-Mar-20	\$1,702,000	Coop	
420 E 55th St #7B, C	1-01366-0016	6-Feb-20	\$1,650,000	Coop	
435 E 57th St #16B	1-01369-0012	31-Jan-20	\$1,612,000	Coop	1,450
35 Sutton Pl #14E	1-01372-0073	30-Jan-20	\$1,475,000	Coop	
45 Sutton Pl S #10M	1-01371-0014	11-Feb-20	\$1,460,000	Coop	1,600
35 Sutton Pl #10E	1-01372-0073	15-Jan-20	\$1,450,000	Coop	
45 Sutton Pl S #19E	1-01371-0014	11-Mar-20	\$1,400,000	Coop	
16 Sutton Pl S #13A	1-01369-0026	10-Jan-20	\$1,350,000	Coop	
418 E 59th St #28A	1-01370-0038	25-Feb-20	\$1,325,000	Coop	
419 E 57th St #12F	1-01369-0007	19-Feb-20	\$1,288,358	Coop	
300 E 59th St #1806	1-01351-0001	12-Feb-20	\$1,285,000	Coop	1,300
415 E 54th St #8F	1-01366-1033	29-Jan-20	\$1,261,000	Condo	1,178
25 Sutton Pl S #5P	1-01371-0038	18-Mar-20	\$1,225,000	Coop	1,500
45 Sutton Pl S #5K	1-01371-0014	24-Feb-20	\$1,200,000	Coop	
433 E 56th St #11B	1-01368-0013	23-Jan-20	\$1,195,000	Coop	
50 Sutton Pl S #2J	1-01366-0025	16-Jan-20	\$1,150,000	Coop	
300 E 59th St #1905	1-01351-0001	14-Feb-20	\$1,145,000	Coop	
345 E 57th St #12B	1-01350-0020	10-Feb-20	\$1,137,500	Coop	
320 E 57th St #10A	1-01349-0044	24-Feb-20	\$1,135,500	Coop	1,250
2 Sutton Pl S #12G	1-01368-0025	10-Feb-20	\$1,125,000	Coop	900
320 E 57th St #12C	1-01349-0044	20-Feb-20	\$1,085,000	Coop	
444 E 57th St #15B	1-01368-1042	26-Feb-20	\$1,050,000	Condo	1,010
300 E 59th St #1707	1-01351-0001	21-Feb-20	\$1,047,000	Coop	
60 Sutton Pl S #N 11E	1-01365-0020	23-Mar-20	\$999,000	Coop	
411 E 57th St #11D	1-01369-0002	21-Jan-20	\$995,000	Coop	1,250
2 Sutton Pl S #2F	1-01368-0025	28-Jan-20	\$965,000	Coop	
60 Sutton Pl S #N 5K	1-01365-0020	12-Mar-20	\$950,000	Coop	
400 E 59th St #8G, H	1-01370-0046	5-Mar-20	\$935,000	Coop	
45 Sutton Pl S #7H	1-01371-0014	17-Jan-20	\$900,000	Coop	
400 E 56th St #37O	1-01367-0001	2-Mar-20	\$875,000	Coop	
2 Sutton Pl S #14B	1-01368-0025	20-Feb-20	\$840,000	Coop	
400 E 56th St #35F	1-01367-0001	3-Jan-20	\$825,000	Coop	948
333 E 55th St #5F	1-01348-0016	6-Feb-20	\$810,000	Coop	850
420 E 55th St #4E	1-01366-0016	28-Feb-20	\$807,500	Coop	962
400 E 56th St #6F	1-01367-0001	6-Mar-20	\$800,000	Coop	
2 Sutton Pl S #11G	1-01368-0025	27-Feb-20	\$790,000	Coop	
2 Sutton Pl S #2E	1-01368-0025	29-Jan-20	\$775,000	Coop	
300 E 54th St #34A	1-01346-0049	17-Mar-20	\$764,000	Coop	675
300 E 54th St #19A	1-01346-0049	7-Jan-20	\$755,000	Coop	
300 E 59th St #2604	1-01351-0001	10-Mar-20	\$755,000	Coop	865
345 E 56th St #12D	1-01349-1004	3-Mar-20	\$731,250	Coop	1,100
345 E 56th St #4C	1-01349-1004	23-Jan-20	\$715,000	Coop	1,050
345 E 56th St #9D	1-01349-1004	5-Feb-20	\$699,000	Coop	1,000



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



Address	BBL	Sale date	Sale price	Property type	Sqft
400 E 56th St #6S	1-01367-0001	7-Jan-20	\$690,000	Coop	
2 Sutton Pl S #5H	1-01368-0025	11-Mar-20	\$675,000	Coop	
440 E 56th St #8F	1-01367-0031	15-Jan-20	\$675,000	Coop	
419 E 57th St #14E	1-01369-0007	14-Feb-20	\$650,000	Coop	
400 E 56th St #17M	1-01367-0001	20-Mar-20	\$649,000	Coop	
420 E 55th St #7M	1-01366-0016	19-Feb-20	\$610,000	Coop	
455 E 57th St #7B	1-01369-0019	10-Mar-20	\$599,000	Coop	
320 E 54th St #1A	1-01346-1001	10-Jan-20	\$550,000	Condo	446
321 E 54th St #7A	1-01347-0009	12-Feb-20	\$550,000	Coop	
350 E 54th St #3L	1-01346-1258	6-Mar-20	\$525,000	Condo	441
303 E 57th St #21G	1-01350-0001	13-Jan-20	\$525,000	Coop	
303 E 57th St #26G	1-01350-0001	4-Feb-20	\$500,000	Coop	
40 Sutton Pl #6A	1-01370-1038	29-Jan-20	\$493,000	Condo	467
420 E 55th St #4O	1-01366-0016	13-Mar-20	\$467,539	Coop	970
303 E 57th St #30C	1-01350-0001	30-Jan-20	\$460,000	Coop	
40 Sutton Pl #3C	1-01370-1013	7-Jan-20	\$440,000	Condo	420
420 E 55th St #9U	1-01366-0016	20-Feb-20	\$431,457	Coop	
411 E 57th St #10F	1-01369-0002	13-Jan-20	\$430,000	Coop	
321 E 54th St #7K	1-01347-0009	14-Jan-20	\$380,000	Coop	
345 E 56th St #RESI	1-01349-1004	3-Jan-20	\$375,000	Coop	169,868
345 E 56th St #RESI	1-01349-1004	6-Feb-20	\$352,500	Coop	169,868
430 E 56th St #4A	1-01367-0035	13-Mar-20	\$335,000	Coop	
313 E 56th St #5C	1-01349-0008	16-Jan-20	\$285,000	Coop	



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

