

RESIDENTIAL

**Warren
Lewis**

Sotheby's

INTERNATIONAL REALTY

Central Midtown Report

A monthly analysis of residential sales
in Central Midtown, Manhattan

DECEMBER 2015

Residential Market Report, December 2015 Central Midtown, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$958K

-56% Y-o-Y

NO. OF TRANSACTIONS

32

0% Y-o-Y

MEDIAN PRICE/SQ. FT.

\$1,953

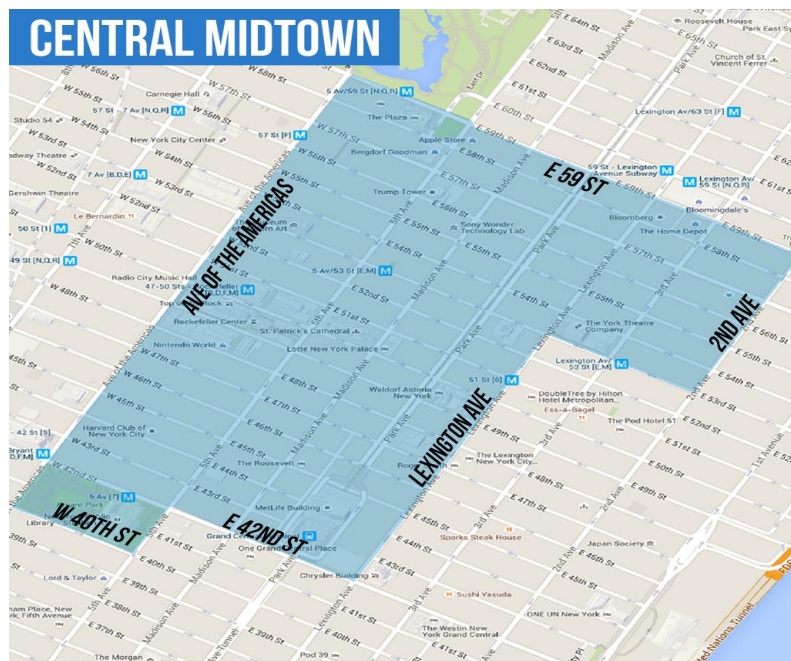
22% Y-o-Y

BOROUGH MEDIAN SALE PRICE

\$1.1M

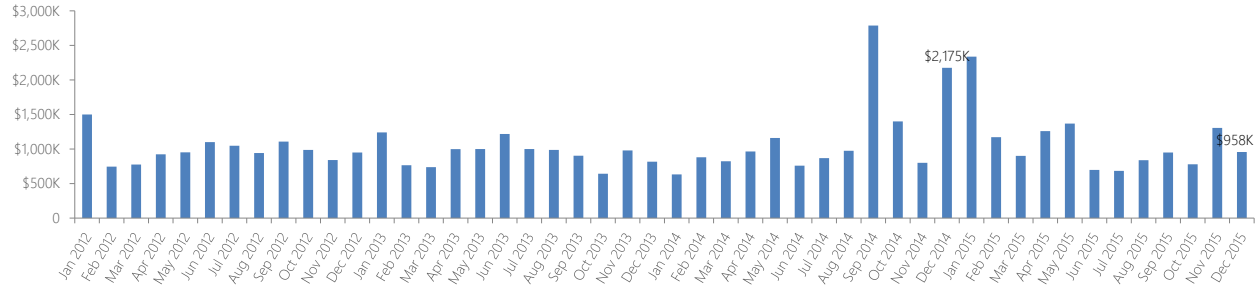
9% Y-o-Y

NEIGHBORHOOD BOUNDARIES

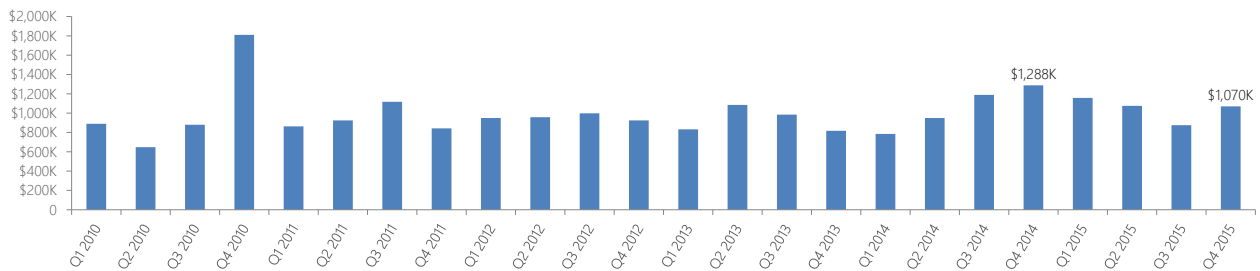


RESIDENTIAL STATS

Median Sale Price by Month

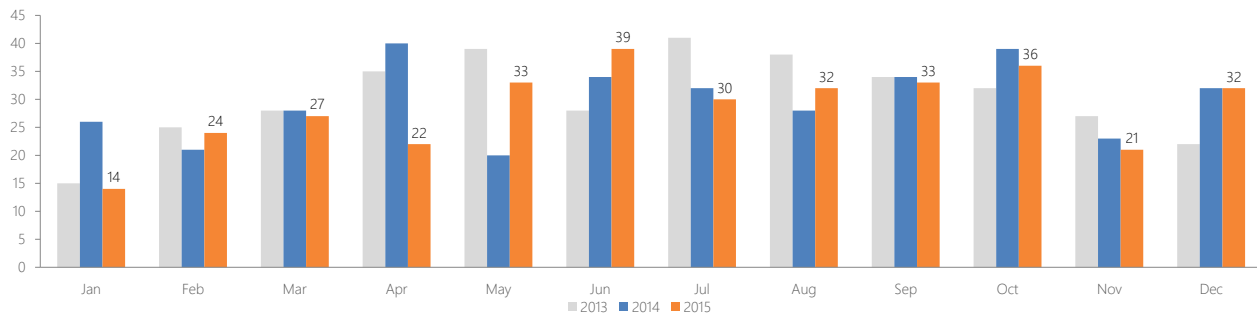


Median Sale Price by Quarter

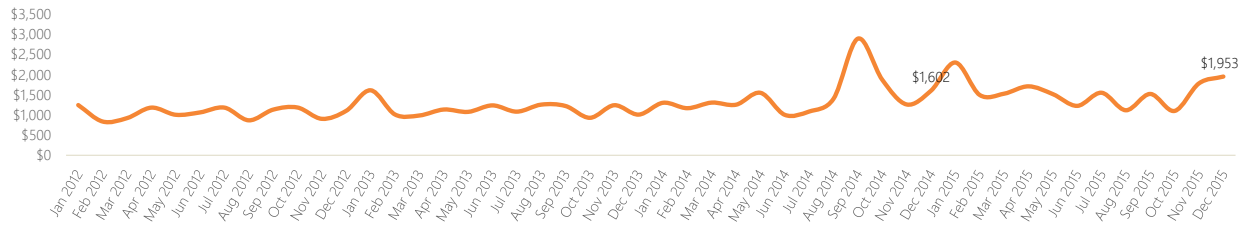


Number of Transactions

Month	2010	2011	2012	2013	2014	2015
Jan	21	16	21	15	26	14
Feb	24	18	17	25	21	24
Mar	28	34	21	28	28	27
Apr	25	28	19	35	40	22
May	33	35	42	39	20	33
Jun	32	28	21	28	34	39
Jul	43	20	34	41	32	30
Aug	19	36	29	38	28	32
Sep	30	20	24	34	34	33
Oct	22	23	18	32	39	36
Nov	22	9	30	27	23	21
Dec	33	28	55	22	32	32



▶ Median Price per Square Foot



CO-OP VERSUS CONDO SALES

▶ Type of Residential Properties Sold

Property type	Median Price		Median price per sq. ft.		No. of sales
	Price	Y-o-Y change	Price	Y-o-Y change	
Condos	\$4,507,500	21%	\$2,326	-19%	16
Co-ops	\$656,125	9%	\$782	-3%	16
Houses	n/a	n/a	n/a	n/a	n/a

▶ Number of Sales by Building Type

Co-ops
50.0%



Condos
50.0%

LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
432 Park Ave #35B	1-01292-1357	22-Dec-15	\$18,116,903	Condo	n/a
432 Park Ave #55C	1-01292-1399	28-Dec-15	\$13,471,137	Condo	n/a
425 Park Ave #38C	1-01292-1363	29-Dec-15	\$7,735,785	Condo	n/a
20 West 53 Street #26A	1-01268-1225	28-Dec-15	\$7,587,500	Condo	2,303
151 East 58 Street #38B	1-01313-1039	11-Dec-15	\$7,200,000	Condo	1,757
22 Central Park South #2	1-01274-1702	21-Dec-15	\$6,313,150	Condo	2,021
500 Park Avenue #19B	1-01294-1021	18-Dec-15	\$5,500,000	Condo	2,037
151 East 58 Street #38C	1-01313-1040	11-Dec-15	\$4,600,000	Condo	1,364
641 5 Avenue #39A	1-01287-1137	15-Dec-15	\$4,415,000	Condo	1,791
470 Park Ave #12C	1-01293-0037	10-Dec-15	\$3,495,000	Coop	n/a
15 West 53 Street #23F	1-01269-1109	14-Dec-15	\$2,800,000	Condo	1,204
117 East 57 Street #38B	1-01312-1150	03-Dec-15	\$2,350,000	Condo	1,334
77 West 55 Street #12B	1-01271-1202	15-Dec-15	\$1,350,000	Condo	1,016
18 West 48 Street #26D	1-01263-1117	21-Dec-15	\$1,340,000	Condo	630
58 West 58 Street #14B	1-01273-1067	10-Dec-15	\$1,240,000	Condo	754
136 E 56 St #PHB	1-01310-0059	16-Dec-15	\$1,050,000	Coop	n/a
58 West 58 Street #15F	1-01273-1077	09-Dec-15	\$865,000	Condo	518
475 Park Ave #12B	1-01312-0069	22-Dec-15	\$865,000	Coop	n/a
1035-1043 2 Ave #21D	1-01328-0021	28-Dec-15	\$765,000	Coop	n/a
225 East 57 Street #20A	1-01331-1203	08-Dec-15	\$715,000	Coop	n/a
109-123 E 56 St #804	1-01311-0005	10-Dec-15	\$700,000	Coop	n/a
1035-1043 2 Ave #29L	1-01328-0021	11-Dec-15	\$665,000	Coop	n/a
211 East 53 Street #12H	1-01327-1003	22-Dec-15	\$665,000	Coop	n/a
42-48 W 13 St #5A	1-00576-0016	28-Dec-15	\$647,250	Coop	n/a
153 E 57 St #6G	1-01312-0028	01-Dec-15	\$537,127	Coop	n/a
225 East 57 Street #6P	1-01331-1203	09-Dec-15	\$430,000	Coop	n/a
238-242 E 55 St #3A	1-01328-0030	15-Dec-15	\$425,000	Coop	n/a
136 E 56 St #2H	1-01310-0059	30-Dec-15	\$379,000	Coop	n/a
57 West 58 Street #5D	1-01274-1129	03-Dec-15	\$368,000	Condo	199
235 E 57 St #4B	1-01331-0017	21-Dec-15	\$340,000	Coop	n/a
238-242 E 55 St #10E	1-01328-0030	02-Dec-15	\$300,000	Coop	n/a
13-17 W 12 St #10EH	1-00576-0049	21-Dec-15	\$20,280	Coop	n/a