

CENTRAL PARK SOUTH

A quarterly analysis of residential sales
in Central Park South, Manhattan

3rd Quarter 2019



The RATNER Team Market Report

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Residential Market Report, 3rd Quarter 2019

Central Park South, Manhattan

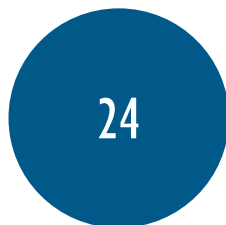
SUMMARY

MEDIAN SALE PRICE



62% YoY

NO. OF TRANSACTIONS



-11% YoY

MEDIAN PRICE/SQ.FT.



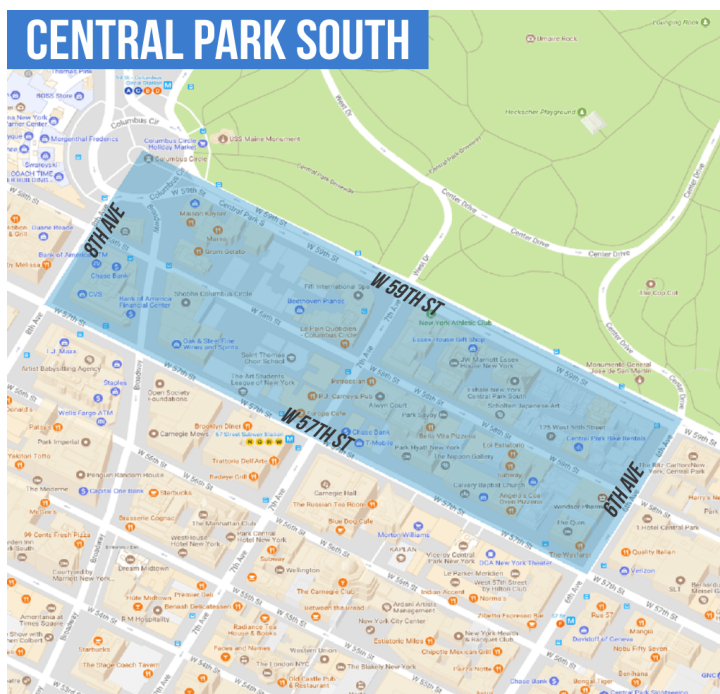
67% YoY

MANHATTAN
MEDIAN SALE PRICE



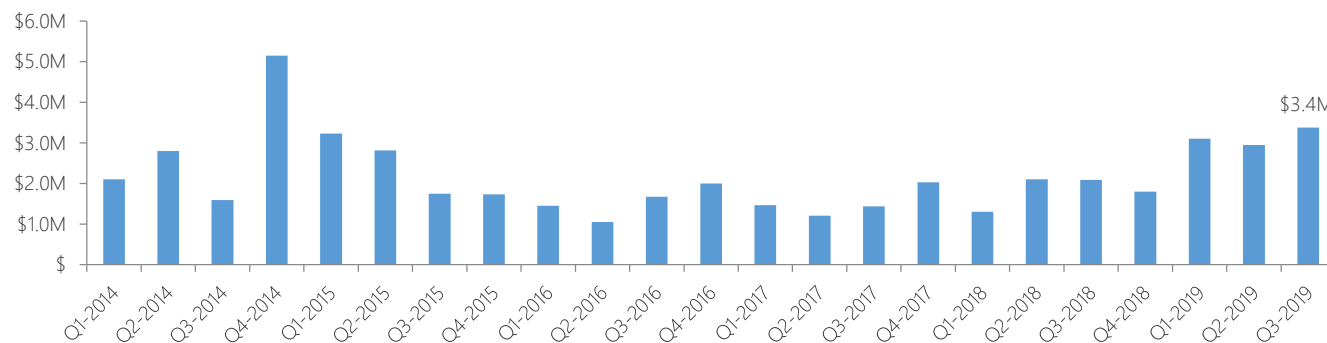
-9% YoY

NEIGHBORHOOD BOUNDARIES

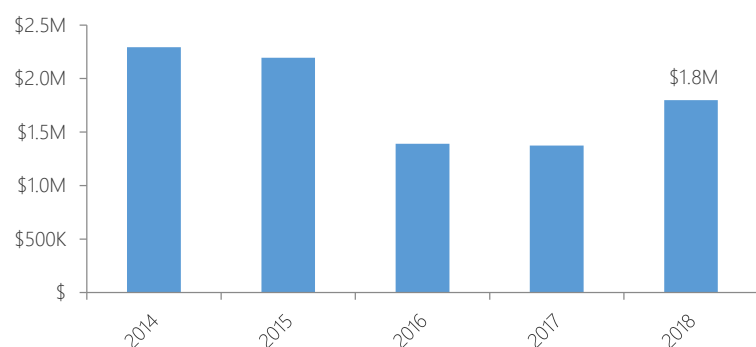


RESIDENTIAL STATS

Median Sale Price by Quarter

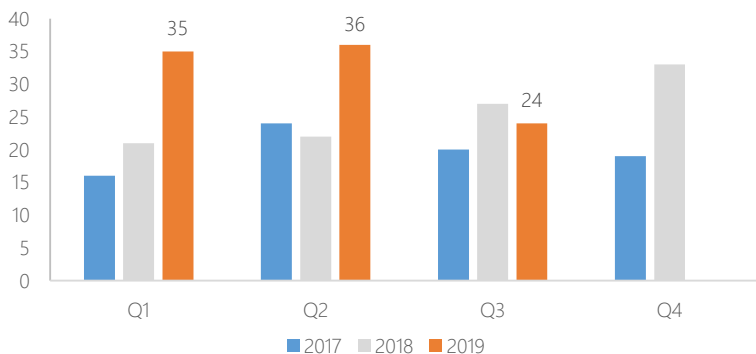


Median Sale Price by Year

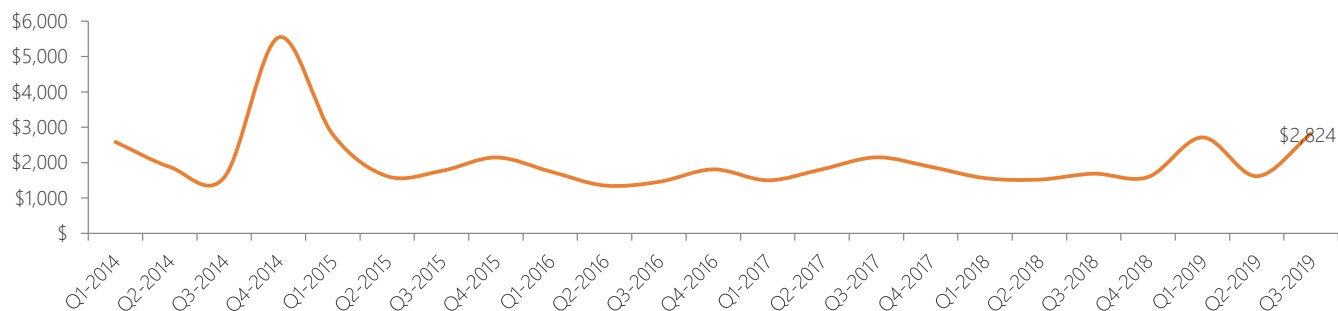


Number of Transactions

Quarter	2014	2015	2016	2017	2018	2019
Q1	28	35	23	16	21	35
Q2	61	32	28	24	22	36
Q3	30	29	25	20	27	24
Q4	30	27	25	19	33	



Median Sale Price per Square Foot

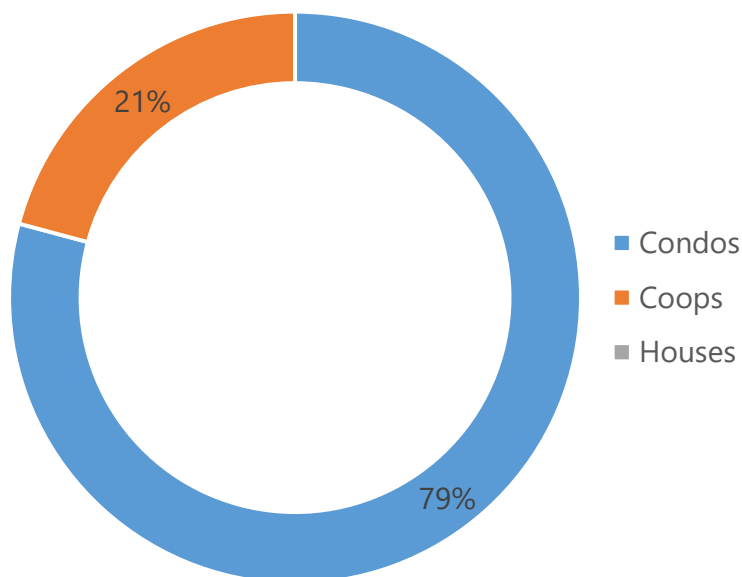


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$16,555,944	417%	\$3,206	84%	19
Coops	\$790,000	-34%	\$2,824	152%	5
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
220 Central Park S #PH16	1-01030-1117	16-Jul-19	\$65,750,000	Condo	
220 Central Park S #56A	1-01030-1086	24-Sep-19	\$41,748,250	Condo	
220 Central Park S #54A	1-01030-1083	19-Sep-19	\$38,184,375	Condo	
220 Central Park S #44B	1-01030-1076	16-Jul-19	\$26,750,000	Condo	3,043
220 Central Park S #42B	1-01030-1072	9-Aug-19	\$24,001,171	Condo	3,043
220 Central Park S #37B	1-01030-1062	17-Jul-19	\$22,197,850	Condo	3,043
220 Central Park S #36B	1-01030-1060	24-Sep-19	\$21,892,375	Condo	
157 W 57th St #61B	1-01010-1673	27-Sep-19	\$19,913,000	Condo	4,193
220 Central Park S #58A	1-01030-1089	16-Sep-19	\$18,500,000	Condo	
220 Central Park S #26C	1-01030-1041	17-Jul-19	\$14,611,888	Condo	2,455
171 W 57th St #7C	1-01010-1320	23-Sep-19	\$4,300,000	Condo	2,587
200 Central Park S #6D	1-01030-0029	16-Jul-19	\$3,380,000	Coop	1,100
200 Central Park S #3D	1-01030-0029	31-Jul-19	\$2,400,000	Coop	850
220 Central Park S #20J	1-01030-1027	19-Sep-19	\$2,068,706	Condo	
220 Central Park S #20H	1-01030-1026	19-Sep-19	\$1,892,109	Condo	
220 Central Park S #18H	1-01030-1006	27-Sep-19	\$1,858,306	Condo	
100 W 58th St #9F	1-01010-1461	22-Aug-19	\$1,410,000	Condo	1,176
160 Central Park S #820	1-01011-2012	16-Sep-19	\$812,000	Condo	729
200 Central Park S #15K	1-01030-0029	23-Jul-19	\$790,000	Coop	625
200 Central Park S #11F	1-01030-0029	15-Aug-19	\$699,000	Coop	
106 Central Park S #8D	1-01011-4160	26-Jul-19	\$550,000	Condo	336
205 W 57th St #6DB	1-01029-0027	15-Aug-19	\$425,000	Coop	
160 Central Park S #3008	1-01011-1707	9-Aug-19	\$300,000	Condo	763



THE RATNER TEAM



David Ratner

Commercial & Residential
Brooklyn Expert

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NYC Condo, Co-op &
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Eiffel DelRosario

Residential Sales &
Rentals Specialist

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CLIENT REVIEWS

"I asked David & his Team to find a tenant for my building. Could not have asked for a more professional and effective service." Joseph Fellner

"David, I can't express enough how grateful I am for all your hard work with selling my Cobble Hill Townhouse! You did an amazing job and achieved a record that I didn't even expect, to be honest. From now on any real estate related work is yours. Keep up the good work and I am looking forward working with you again!" David.K

"David & his Team was incredibly professional and responsive throughout our apartment search process. He responded to emails promptly and ensured we felt secure about the lease and apartment. Can't recommend him highly enough." Grace. G

"It was a pleasure working with Dave & his Team. Very professional, knowledgeable and kept us informed throughout the process. We have used their services before and will do so again in the future. Halina and Jack (Local Landlords)"

"First and foremost, David is a good guy to deal with. More often than not, it's hard to find a realtor who's easy going. David is professional, diligent and a good listener. He also doesn't BS. He tells it like it is when he's creating a strategy for you, yet a smooth-talker with the landlords. The bottom line is, he has your best interests in mind because he knows that a happy client is a repeat client- and that will definitely be the case with me." Spencer Zabiela

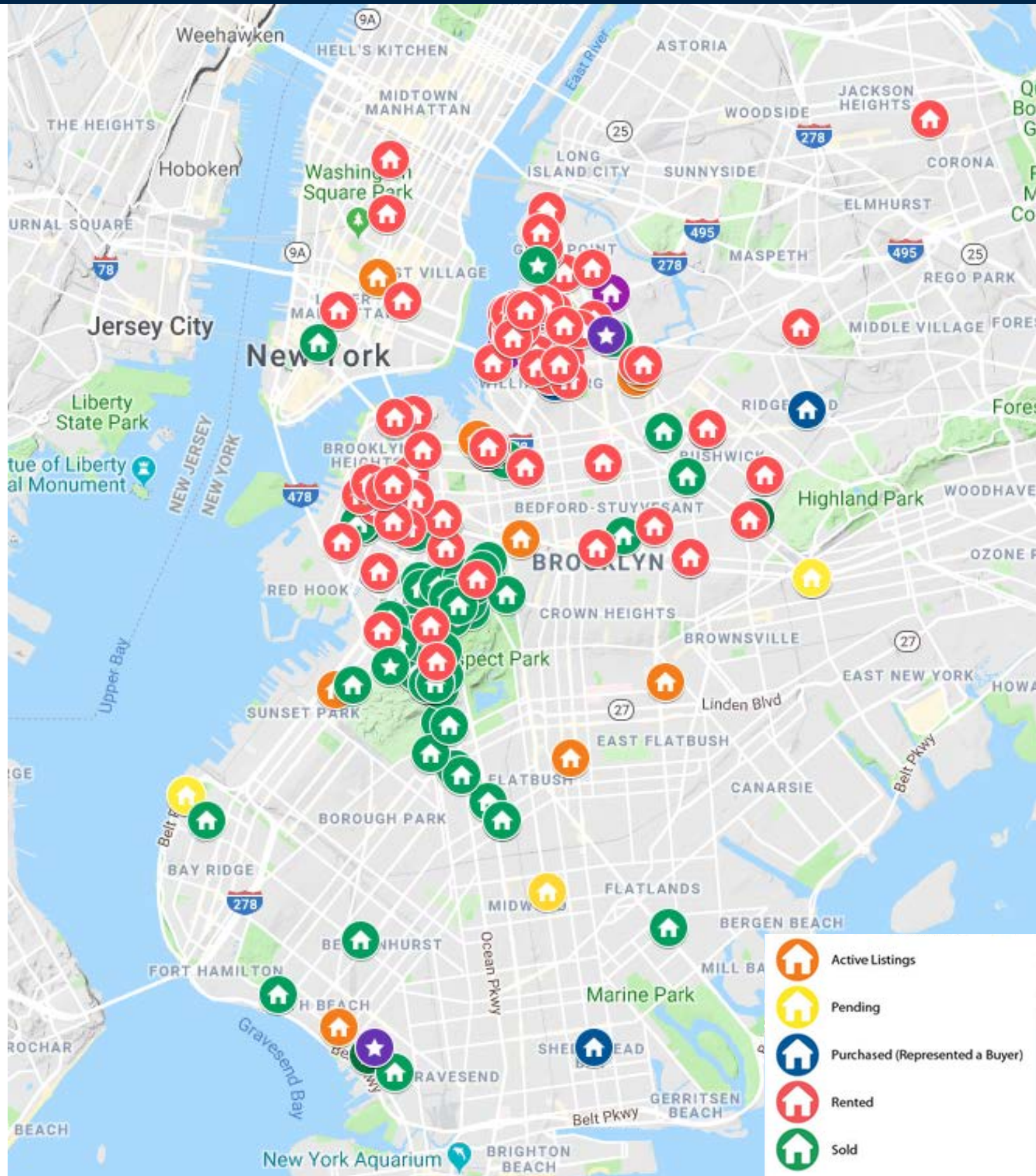
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him my friend after going through the moving process with him. The man is honestly among the best of the best in the industry and I'd highly recommend him to anybody who is serious about finding the right home." Tyler Clinton

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|---------------------------------|------------------------------|--------------------------------|-------------------------------------|
| 1031 Qualified Intermediary | Estate Planing | Insurance Agents | Renovation Professionals |
| Appraisers & Inspectors | Expeditors | Interior Designers | Restoration Specialists |
| Architects | Exterminators | Ironwork Professionals | Roofers |
| Artist & Artisans | Fences & Gates Specialists | Kitchen & Bathroom Specialists | Rubbish Removal Companies |
| Attorneys | Fireplaces | Landscape Design | School Consultants |
| Bankers | Floor & Carpet Professionals | Landscapers & Gardeners | Spiritual Experts |
| Cabinets | Furniture | Lawn & Sprinklers Experts | Stair Building & Repair Specialists |
| Carpenters | Garage & Driveway | Lighting Experts | Stone & Tile Professionals |
| Chimney & Fireplace Specialists | General Contractors | Locksmith | Structural Engineers |
| Cleaners | Glass & Shower Doors | Mortgage Professionals | Surveyors |
| Closet Design | Handymen | Moving & Storage Experts | Title Companies |
| CO Experts | Home Automation Specialists | Painters & Plasterers | Wealth Managers |
| Decks & Patios Specialists | Home Security Professionals | Plumbing Contractors | Window Professionals |
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