

## MIDTOWN MANHATTAN

A monthly analysis of residential sales  
in Midtown Manhattan, Manhattan

June 2016



# The RATNER Team Market Reports

## Residential Market Report, June 2016

### Midtown Manhattan, Manhattan

#### SUMMARY

MEDIAN SALE PRICE

**\$1.08M**

14% YoY

NO. OF TRANSACTIONS

**431**

-17% YoY

MEDIAN PRICE/SQ.FT.

**\$1,436**

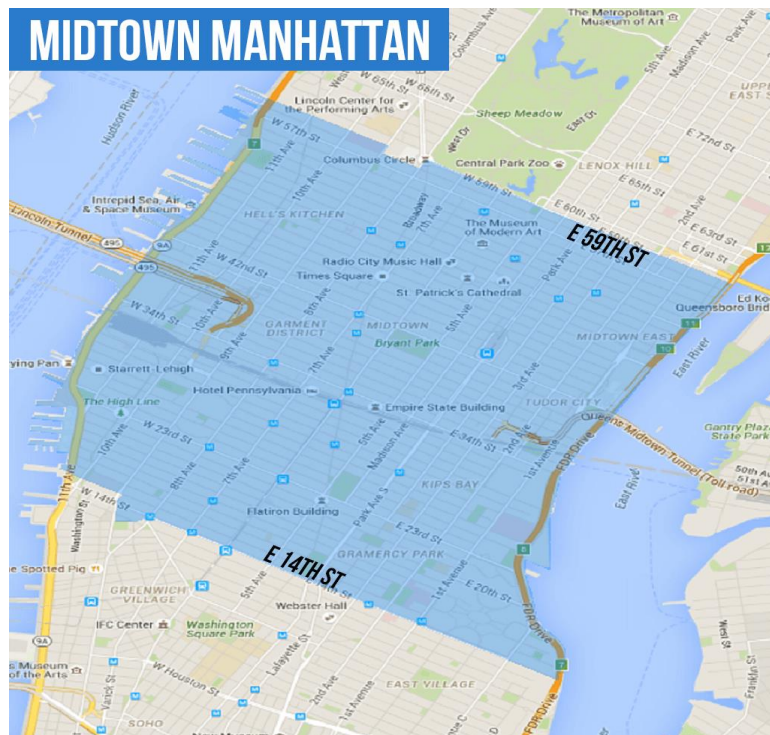
5% YoY

MANHATTAN  
MEDIAN SALE PRICE

**\$1.05M**

5% YoY

#### NEIGHBORHOOD BOUNDARIES



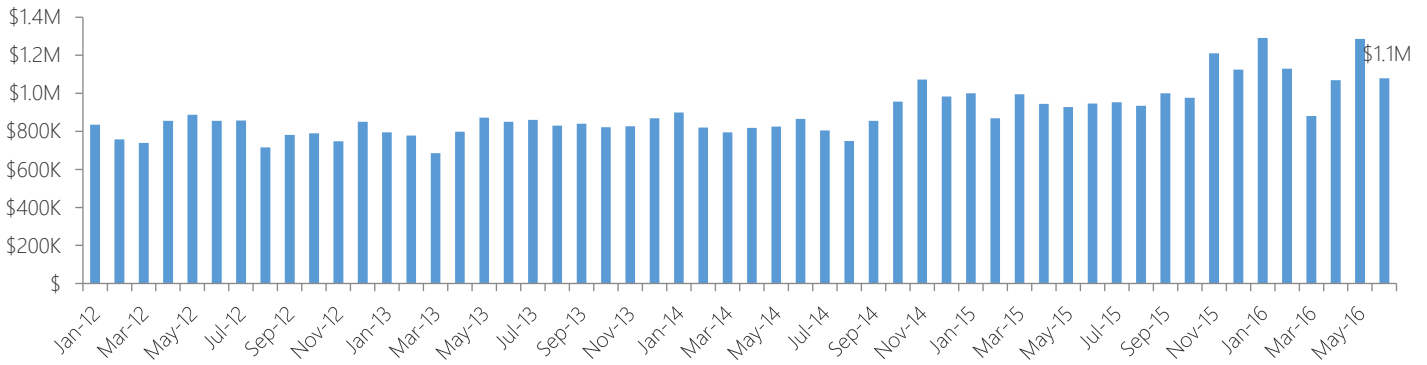
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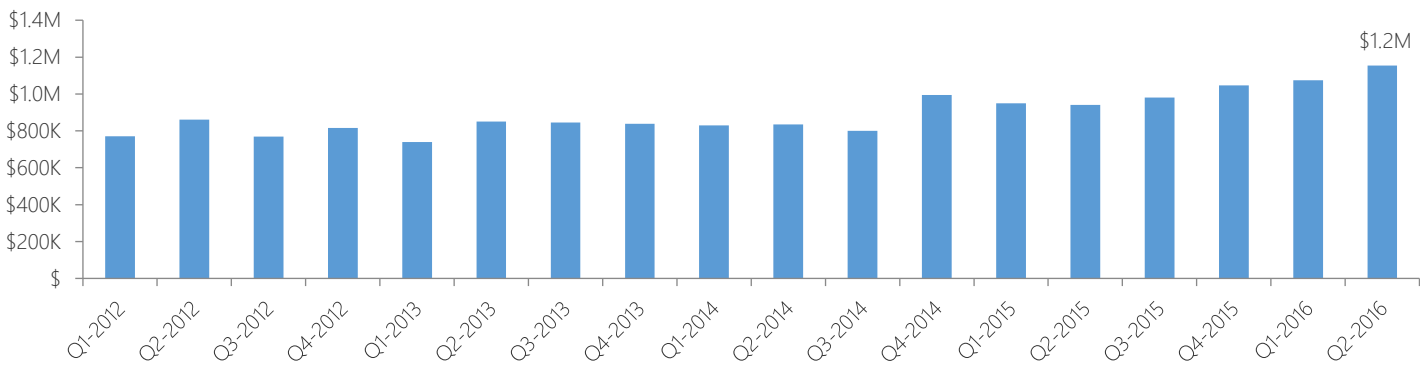
# The RATNER Team Market Reports

## RESIDENTIAL STATS

### Median Sale Price by Month

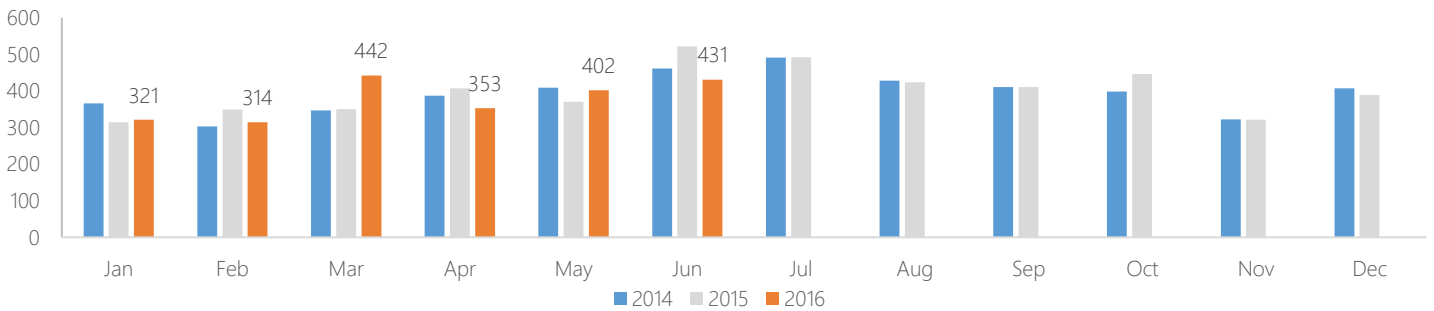


### Median Sale Price by Quarter



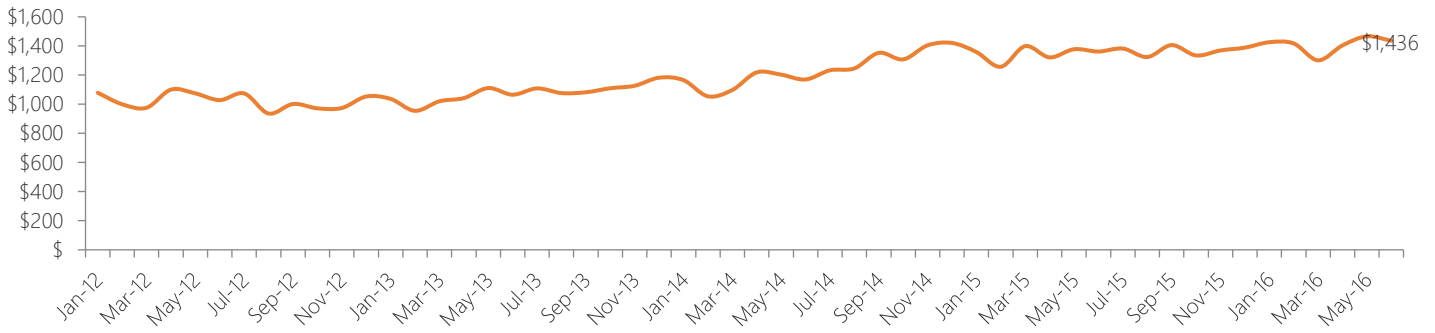
### Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2011	289	284	343	326	351	397	357	391	310	298	266	306
2012	316	273	323	341	402	367	408	432	352	300	339	502
2013	287	268	307	394	504	456	533	511	478	438	334	425
2014	366	303	347	387	409	461	491	428	411	398	322	407
2015	314	349	350	407	370	522	492	424	411	446	321	389
2016	321	314	442	353	402	431						



# The RATNER Team Market Reports

## Median Sale Price per Square Foot

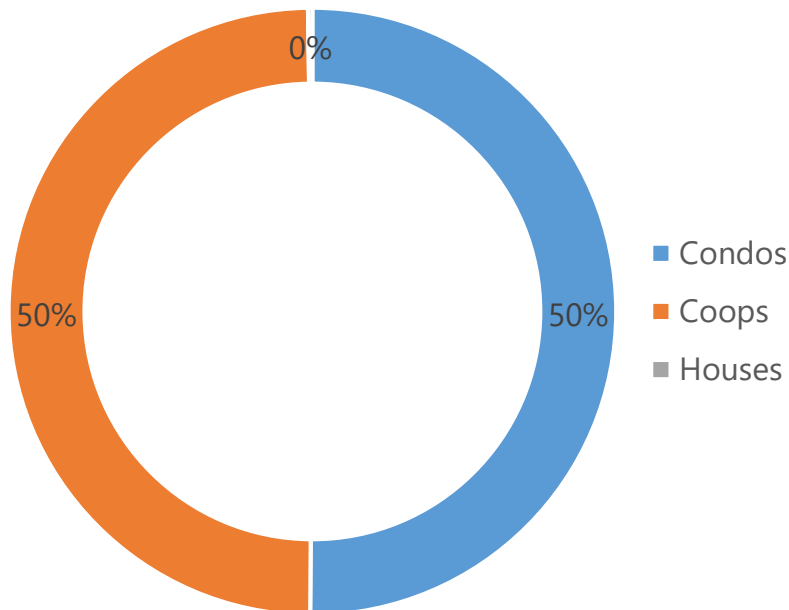


## RESIDENTIAL SALES BREAKDOWN

### Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,685,000	14%	\$1,680	8%	216
Coops	\$660,000	4%	\$974	3%	214
Houses	\$7,765,000	114%	\$1,941	16%	1

### Number of Sales by Building Type



# The RATNER Team Market Reports

## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
212 West 18 Street #PH2	1-00767-1555	10-Jun-16	\$45,000,000	Condo	6,738
20 West 53 Street #PH	1-01268-1264	9-Jun-16	\$42,550,000	Condo	8,124
432 Park Avenue #65A	1-01292-1414	22-Jun-16	\$27,042,204	Condo	4,019
432 Park Avenue #62A	1-01292-1408	22-Jun-16	\$18,442,956	Condo	4,019
432 Park Avenue #58A	1-01292-1404	15-Jun-16	\$14,588,322	Condo	4,462
432 Park Avenue #57A	1-01292-1402	10-Jun-16	\$14,425,402	Condo	4,462
1107 Broadway #11D	1-00826-1073	6-Jun-16	\$11,964,438	Condo	3,309
20 West 53 Street #18C	1-01268-1206	14-Jun-16	\$11,709,875	Condo	5,939
1107 Broadway #15E	1-00826-1095	23-Jun-16	\$9,316,988	Condo	2,347
1107 Broadway #12E	1-00826-1081	3-Jun-16	\$8,655,125	Condo	2,347
1107 Broadway #14E	1-00826-1088	24-Jun-16	\$8,602,588	Condo	2,347
327 E 51 St	1-01344-0012	1-Jun-16	\$7,765,000	House	4,000
845 United Nations Plaza #76C	1-01340-1351	2-Jun-16	\$7,100,000	Condo	2,688
245 West 14 Street #T3	1-00764-1227	1-Jun-16	\$6,559,313	Condo	
551 West 21 Street #7A	1-00693-1120	20-Jun-16	\$6,264,988	Condo	
225 5 Avenue #7L	1-00856-1198	13-Jun-16	\$6,200,000	Condo	1,981
10 West 19 Street #C2	1-00820-1202	7-Jun-16	\$6,025,000	Condo	3,778
551 West 21 Street #6A	1-00693-1117	30-Jun-16	\$5,959,513	Condo	
1107 Broadway #6G	1-00826-1039	8-Jun-16	\$5,950,000	Condo	2,354
398 Park Avenue South #26C	1-00857-1225	30-Jun-16	\$5,700,000	Condo	2,814
400 5 Avenue #57A	1-00838-1180	14-Jun-16	\$5,651,288	Condo	2,426
400 5 Avenue #58A	1-00838-1183	28-Jun-16	\$5,600,375	Condo	2,426
1107 Broadway #11A	1-00826-1070	3-Jun-16	\$5,396,725	Condo	2,205
20 West 53 Street #34B	1-01268-1241	10-Jun-16	\$5,065,794	Condo	1,625
205-209 W 19 St #6F	1-00769-0031	9-Jun-16	\$5,000,000	Coop	3,300
1107 Broadway #14A	1-00826-1084	27-Jun-16	\$4,919,444	Condo	2,205
301 East 50 Street #21A	1-01343-1547	7-Jun-16	\$4,875,000	Condo	
345 West 13 Street #4A	1-00629-1228	17-Jun-16	\$4,720,000	Condo	2,373
252 7 Avenue #12D	1-00774-1243	7-Jun-16	\$4,600,000	Condo	1,897
1107 Broadway #15C	1-00826-1093	22-Jun-16	\$4,327,563	Condo	1,779
1107 Broadway #6D	1-00826-1036	17-Jun-16	\$4,100,000	Condo	1,690
425 West 50 Street #11G	1-01060-1127	14-Jun-16	\$3,923,263	Condo	1,880
252 7 Avenue #14A	1-00774-1265	10-Jun-16	\$3,750,000	Condo	2,089
11 East 29 Street #52A	1-00859-1135	16-Jun-16	\$3,650,000	Condo	1,612
135 West 52 Street #32A	1-01005-1094	23-Jun-16	\$3,600,000	Condo	1,540
301 East 50 Street #21B	1-01343-1548	28-Jun-16	\$3,565,875	Condo	
20 West 53 Street #18B	1-01268-1205	14-Jun-16	\$3,563,875	Condo	1,863
551 West 21 Street #4C	1-00693-1110	13-Jun-16	\$3,558,479	Condo	
90 Lexington Ave #9D	1-00882-1141	16-Jun-16	\$3,425,578	Condo	
88 Lexington Ave #702	1-00882-1231	14-Jun-16	\$3,401,091	Condo	
90 Lexington Ave #8D	1-00882-1136	9-Jun-16	\$3,374,664	Condo	
410 E 52 St #15F	1-01363-0043	29-Jun-16	\$3,250,000	Coop	
60-105 Gramercy Park N #11B	1-00877-0009	17-Jun-16	\$3,225,000	Coop	
540 West 49 Street #PH1N	1-01077-1056	23-Jun-16	\$3,054,750	Condo	1,625
2 Sutton Pl S #18A	1-01368-0025	7-Jun-16	\$3,000,000	Coop	
551 West 21 Street #4D	1-00693-1111	10-Jun-16	\$2,955,675	Condo	
655 Avenue Of The Amer #3E	1-00796-1318	27-Jun-16	\$2,925,000	Condo	1,597
325 Lexington Avenue #31C	1-00894-2124	17-Jun-16	\$2,905,013	Condo	1,097
207 East 57 Street #29B	1-01331-1357	30-Jun-16	\$2,900,000	Condo	1,386
234 East 23 Street #9C	1-00903-1332	9-Jun-16	\$2,866,050	Condo	1,597

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# The RATNER Team Market Reports

Address	BBL	Sale date	Sale price	Property type	Sqft
88 Lexington Ave #401	1-00882-1212	14-Jun-16	\$2,860,122	Condo	
305 East 51 Street #RU7C	1-01344-1235	2-Jun-16	\$2,800,000	Condo	1,399
90 Lexington Ave #3C	1-00882-1109	14-Jun-16	\$2,768,033	Condo	
323 Park Avenue South #3B	1-00880-1205	22-Jun-16	\$2,750,000	Condo	1,316
234 East 23 Street #18B	1-00903-1352	7-Jun-16	\$2,723,819	Condo	1,212
301 East 50 Street #11C	1-01343-1530	16-Jun-16	\$2,696,104	Condo	
301 East 50 Street #10C	1-01343-1527	16-Jun-16	\$2,675,499	Condo	
33 East 28 Street #6W	1-00858-1011	15-Jun-16	\$2,675,000	Condo	1,805
300 East 55 Street #STO15	1-01347-1135	24-Jun-16	\$2,650,000	Condo	23
46-50 W 29 St #4W	1-00830-0074	6-Jun-16	\$2,642,500	Coop	2,200
200 Central Park S #1617I	1-01030-0029	6-Jun-16	\$2,600,000	Coop	
408 West 45 Street #PHA	1-01054-1121	17-Jun-16	\$2,600,000	Condo	1,018
234 East 23 Street #17A	1-00903-1349	3-Jun-16	\$2,571,081	Condo	1,377
144 East 30 Street #4	1-00885-1204	9-Jun-16	\$2,525,000	Condo	1,543
46-50 W 29 St #10E	1-00830-0074	15-Jun-16	\$2,510,000	Coop	
263 9 Avenue #6B	1-00723-1027	6-Jun-16	\$2,500,000	Condo	1,536
551 West 21 Street #3D	1-00693-1104	16-Jun-16	\$2,475,350	Condo	
234 East 23 Street #20A	1-00903-1355	22-Jun-16	\$2,450,000	Condo	1,229
301 East 50 Street #7C	1-01343-1518	8-Jun-16	\$2,450,000	Condo	
234 East 23 Street #19A	1-00903-1353	21-Jun-16	\$2,387,796	Condo	1,229
425 5 Avenue #58A	1-00868-1618	23-Jun-16	\$2,375,000	Condo	1,203
234 East 23 Street #14B	1-00903-1343	1-Jun-16	\$2,367,431	Condo	1,266
234 East 23 Street #20B	1-00903-1356	10-Jun-16	\$2,357,249	Condo	1,212
234 East 23 Street #19B	1-00903-1354	7-Jun-16	\$2,336,884	Condo	1,212
5 East 22 Street #24C	1-00851-1088	29-Jun-16	\$2,325,000	Condo	1,056
22-24 W 26 St #3C	1-00827-0060	1-Jun-16	\$2,300,000	Coop	1,800
400 Park Avenue South #23A	1-00857-1202	28-Jun-16	\$2,280,000	Condo	1,251
321 2 Ave #1	1-00899-0029	2-Jun-16	\$2,275,000	Coop	
263 9 Avenue #5D	1-00723-1024	21-Jun-16	\$2,220,000	Condo	1,489
330 East 38 Street #8N	1-00943-1065	30-Jun-16	\$2,207,720	Condo	1,699
280 Park Avenue South #15F	1-00850-1352	13-Jun-16	\$2,200,000	Condo	882
330 East 38 Street #35D	1-00943-1489	2-Jun-16	\$2,200,000	Condo	1,372
350 West 42 Street #37G	1-01032-1360	3-Jun-16	\$2,160,000	Condo	1,320
400 E 56 St #21N	1-01367-0001	20-Jun-16	\$2,156,000	Coop	
3-15 W 14 St #9	1-00816-0031	9-Jun-16	\$2,140,000	Coop	
1107 Broadway #11G	1-00826-1076	29-Jun-16	\$2,138,325	Condo	1,048
1107 Broadway #16B	1-00826-1099	2-Jun-16	\$2,138,325	Condo	1,026
301 West 53 Street #24K	1-01044-1249	30-Jun-16	\$2,102,510	Condo	1,040
156 West 56 Street #4906	1-01008-1336	13-Jun-16	\$2,100,000	Condo	1,189
360 West 22 Street #2E	1-00745-1104	30-Jun-16	\$2,075,000	Coop	1,350
725 5 Avenue #35H	1-01292-1049	2-Jun-16	\$2,025,000	Condo	1,052
400 5 Avenue #38F	1-00838-1059	20-Jun-16	\$2,020,000	Condo	982
88 Lexington Ave #801	1-00882-1235	15-Jun-16	\$2,000,681	Condo	
41-43 E 28 St #7A	1-00858-0032	16-Jun-16	\$2,000,000	Coop	1,200
250 East 54 Street #33B	1-01327-1246	20-Jun-16	\$2,000,000	Condo	1,255
866 United Nations Plz #22F	1-01360-0001	8-Jun-16	\$2,000,000	Coop	
301 West 53 Street #24F	1-01044-1244	7-Jun-16	\$1,997,510	Condo	1,040
235 East 22 Street #11ST	1-00903-1127	8-Jun-16	\$1,965,000	Coop	
61-77 7 Ave #2AB	1-00790-0001	30-Jun-16	\$1,950,000	Coop	
61-77 7 Ave #4R	1-00790-0001	14-Jun-16	\$1,940,000	Coop	

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Address	BBL	Sale date	Sale price	Property type	Sqft
88 Lexington Ave #803	1-00882-1237	16-Jun-16	\$1,923,293	Condo	
301 West 53 Street #11K	1-01044-1106	8-Jun-16	\$1,882,070	Condo	1,040
245 West 14 Street #3C	1-00764-1207	17-Jun-16	\$1,858,306	Condo	
301 East 50 Street #11B	1-01343-1529	16-Jun-16	\$1,856,450	Condo	
398 Park Avenue South #24E	1-00857-1213	23-Jun-16	\$1,843,033	Condo	796
1107 Broadway #15B	1-00826-1092	10-Jun-16	\$1,832,850	Condo	1,026
301 East 50 Street #10B	1-01343-1526	16-Jun-16	\$1,830,694	Condo	
60 Sutton Pl S #9DS	1-01365-0020	9-Jun-16	\$1,810,000	Coop	1,300
301 West 53 Street #10F	1-01044-1090	10-Jun-16	\$1,803,279	Condo	1,040
43 East 25 Street #25C	1-00855-1079	8-Jun-16	\$1,800,000	Condo	996
301 West 53 Street #10E	1-01044-1089	29-Jun-16	\$1,797,029	Condo	1,039
67 Park Ave #12B	1-00894-0001	1-Jun-16	\$1,750,000	Coop	
301 West 53 Street #7F	1-01044-1057	28-Jun-16	\$1,741,935	Condo	1,040
234 East 23 Street #8C	1-00903-1328	9-Jun-16	\$1,736,116	Condo	1,026
4 W 21 St #7A	1-00822-0045	16-Jun-16	\$1,726,000	Coop	1,225
301 East 50 Street #6B	1-01343-1514	7-Jun-16	\$1,707,569	Condo	
255 East 49 Street #7D	1-01323-1030	21-Jun-16	\$1,690,000	Condo	1,288
333 East 34 Street #15B	1-00940-1179	15-Jun-16	\$1,690,000	Condo	725
146 West 57 Street #38C	1-01009-1110	1-Jun-16	\$1,685,000	Condo	1,094
322 West 57 Street #39Q	1-01047-2371	14-Jun-16	\$1,665,000	Condo	875
866 United Nations Plz #10G	1-01360-0001	2-Jun-16	\$1,650,000	Coop	1,850
77 West 55 Street #8B	1-01271-0802	1-Jun-16	\$1,640,000	Condo	1,016
200 E 27 St #8B	1-00907-0056	22-Jun-16	\$1,630,000	Coop	
398 Park Avenue South #31D	1-00857-1251	27-Jun-16	\$1,625,000	Condo	839
228-232 W 21 St #7	1-00770-0056	15-Jun-16	\$1,625,000	Coop	
520-522 W 23 St #14F	1-00694-0042	23-Jun-16	\$1,620,000	Coop	964
423 East 54 Street #12F	1-01366-1051	16-Jun-16	\$1,595,000	Condo	1,178
255-263 W 23 St #4HE	1-00773-0012	10-Jun-16	\$1,591,000	Coop	
247 West 46 Street #1801	1-01018-1194	17-Jun-16	\$1,585,000	Condo	988
420 West 25 Street #1C	1-00722-1003	15-Jun-16	\$1,580,000	Condo	1,118
1107 Broadway #11B	1-00826-1071	8-Jun-16	\$1,578,288	Condo	1,026
323 W 23 St #3C	1-00747-0028	24-Jun-16	\$1,575,000	Coop	1,200
415 E 52 St #5CA	1-01364-0005	16-Jun-16	\$1,561,000	Coop	1,400
305 2 Avenue #509	1-00898-1090	1-Jun-16	\$1,552,831	Condo	849
247 West 46 Street #2204	1-01018-1221	10-Jun-16	\$1,540,000	Condo	951
330 East 38 Street #47Q	1-00943-1695	28-Jun-16	\$1,535,000	Condo	963
160 Central Park South #2511	1-01011-1663	27-Jun-16	\$1,530,000	Condo	791
234 East 23 Street #15A	1-00903-1345	28-Jun-16	\$1,522,284	Condo	733
500 West 43 Street #33E	1-01071-1266	22-Jun-16	\$1,502,500	Condo	984
325 Lexington Avenue #28D	1-00894-2115	22-Jun-16	\$1,494,736	Condo	643
301 West 53 Street #13D	1-01044-1121	6-Jun-16	\$1,460,057	Condo	789
107 E 36 St #3	1-00892-0005	17-Jun-16	\$1,454,030	Coop	
325 Lexington Avenue #24A	1-00894-2096	30-Jun-16	\$1,451,006	Condo	643
400 E 56 St #4B	1-01367-0001	1-Jun-16	\$1,435,000	Coop	1,500
280 Park Avenue South #2H	1-00850-1207	29-Jun-16	\$1,425,600	Condo	812
1107 Broadway #7H	1-00826-1047	28-Jun-16	\$1,400,094	Condo	893
400 E 56 St #11H	1-01367-0001	24-Jun-16	\$1,400,000	Coop	1,489
301 West 53 Street #7B	1-01044-1053	30-Jun-16	\$1,385,309	Condo	796
310 West 52 Street #25C	1-01042-1229	6-Jun-16	\$1,380,000	Condo	729
234 East 23 Street #11A	1-00903-1336	2-Jun-16	\$1,379,729	Condo	733

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Address	BBL	Sale date	Sale price	Property type	Sqft
426 West 52 Street #2A	1-01061-1008	9-Jun-16	\$1,374,000	Condo	1,189
116 Central Park South #3C	1-01011-5006	9-Jun-16	\$1,360,000	Condo	904
6-23 W 16 St #4CS	1-00817-0029	17-Jun-16	\$1,350,000	Coop	950
350 West 42 Street #55F	1-01032-1503	6-Jun-16	\$1,350,000	Condo	768
25-35 Sutton Pl S #16P	1-01371-0038	2-Jun-16	\$1,350,000	Coop	
36 E 56 St #4F	1-01367-0020	28-Jun-16	\$1,335,000	Coop	1,400
1600 Broadway #17B	1-01020-1182	22-Jun-16	\$1,300,000	Condo	889
11 East 36 Street #406	1-00866-1220	2-Jun-16	\$1,300,000	Condo	1,130
404 Park Avenue South #5B	1-00858-1115	7-Jun-16	\$1,300,000	Condo	602
330 East 38 Street #23A	1-00943-1286	15-Jun-16	\$1,294,000	Condo	1,009
420 East 58 Street #15B	1-01369-1039	30-Jun-16	\$1,275,000	Condo	1,019
7-39 E 14 St #1510	1-00842-0007	29-Jun-16	\$1,265,000	Coop	900
1076-1082 1 Ave #13E	1-01370-0046	21-Jun-16	\$1,250,047	Coop	1,250
462 West 58 Street #9C	1-01067-1259	15-Jun-16	\$1,250,000	Condo	979
330 East 38 Street #35C	1-00943-1488	2-Jun-16	\$1,249,000	Condo	768
350 West 42 Street #22D	1-01032-1226	30-Jun-16	\$1,225,000	Condo	729
350 West 42 Street #17A	1-01032-1158	24-Jun-16	\$1,225,000	Condo	741
142 E 37 St #1	1-00892-0058	16-Jun-16	\$1,200,000	Coop	
117 East 57 Street #48G	1-01312-1235	8-Jun-16	\$1,200,000	Condo	704
140 7 Avenue #7H	1-00768-1155	21-Jun-16	\$1,200,000	Condo	645
50 Lexington Ave #14D	1-00880-0019	22-Jun-16	\$1,195,950	Coop	
5 East 22 Street #11A	1-00851-1021	16-Jun-16	\$1,190,000	Condo	668
520-522 W 23 St #9D	1-00694-0042	27-Jun-16	\$1,185,000	Coop	835
121 East 23 Street #20C	1-00879-1092	6-Jun-16	\$1,177,500	Condo	724
405 West 23 Street #6J	1-00721-1062	9-Jun-16	\$1,175,000	Coop	
305 East 51 Street #RU18C	1-01344-1284	1-Jun-16	\$1,166,786	Condo	747
147-155 3 Ave #5G	1-00897-0001	7-Jun-16	\$1,162,500	Coop	
140 West 58 Street #7D	1-01010-1002	8-Jun-16	\$1,155,000	Coop	1,050
145-154 E 15 St #6A	1-00871-0039	1-Jun-16	\$1,150,000	Coop	875
502 9 Avenue #6B	1-00762-1121	7-Jun-16	\$1,150,000	Condo	845
350 West 42 Street #15C	1-01032-1134	20-Jun-16	\$1,140,000	Condo	712
230 E 50 St #1D	1-01323-0036	2-Jun-16	\$1,140,000	Coop	1,250
305 East 51 Street #RU14C	1-01344-1264	1-Jun-16	\$1,126,020	Condo	747
132 E 35 St #6C	1-00890-0020	30-Jun-16	\$1,125,000	Coop	
400 East 54 Street #17B	1-01365-1417	15-Jun-16	\$1,108,000	Condo	887
911-917 7 Ave #8B	1-01010-0061	16-Jun-16	\$1,100,000	Coop	
60 Sutton Pl S #6EN	1-01365-0020	13-Jun-16	\$1,100,000	Coop	1,000
344 West 23 Street #2D	1-00746-1108	10-Jun-16	\$1,100,000	Condo	732
545 West 48 Street #503S	1-01077-1096	21-Jun-16	\$1,100,000	Condo	753
405 West 23 Street #19D	1-00721-1062	7-Jun-16	\$1,100,000	Coop	
235 East 22 Street #10I	1-00903-1127	7-Jun-16	\$1,100,000	Coop	
353 West 56 Street #7M	1-01047-1548	9-Jun-16	\$1,090,000	Condo	797
144 E 36 St #7B	1-00891-0059	14-Jun-16	\$1,080,000	Coop	1,100
18 West 48 Street #7B	1-01263-1026	28-Jun-16	\$1,080,000	Condo	952
18 West 48 Street #6D	1-01263-1022	29-Jun-16	\$1,080,000	Condo	633
250 East 40 Street #35E	1-00920-1195	16-Jun-16	\$1,070,000	Condo	745
505 West 47 Street #6DN	1-01076-1098	7-Jun-16	\$1,060,000	Condo	841
50 Lexington Ave #4E	1-00880-0019	9-Jun-16	\$1,050,000	Coop	950
16 Sutton Pl S #3C	1-01369-0026	2-Jun-16	\$1,050,000	Coop	
555 West 23 Street #N3	1-00695-1312	30-Jun-16	\$1,035,000	Condo	670

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# The RATNER Team Market Reports

Address	BBL	Sale date	Sale price	Property type	Sqft
349 E 49 St #5G	1-01342-0023	6-Jun-16	\$1,025,000	Coop	
150 East 56 Street #3C	1-01310-1515	20-Jun-16	\$1,010,000	Condo	880
5 East 44 Street #2A	1-01279-1002	30-Jun-16	\$999,999	Condo	878
106 Central Park South #21O	1-01011-4348	28-Jun-16	\$999,000	Condo	359
222 E 24 St #2B	1-00904-0039	27-Jun-16	\$999,000	Coop	1,000
350 West 53 Street #2D	1-01043-1216	30-Jun-16	\$998,000	Condo	710
305 E 45 St #24M	1-01338-0005	8-Jun-16	\$995,000	Coop	
350 West 42 Street #7F	1-01032-1046	3-Jun-16	\$985,000	Condo	690
330 East 38 Street #51H	1-00943-1736	1-Jun-16	\$965,000	Condo	571
529 West 42 Street #1C	1-01071-1401	1-Jun-16	\$960,000	Coop	
188-194 7 Ave #15F	1-00771-0038	9-Jun-16	\$960,000	Coop	
300 West 53 Street #6B	1-01043-1111	7-Jun-16	\$957,500	Condo	830
400 5 Avenue #46C	1-00838-1117	7-Jun-16	\$957,500	Condo	464
150 West 51 Street #1618	1-01003-1284	14-Jun-16	\$955,000	Condo	688
303 East 43 Street #22C	1-01336-1061	14-Jun-16	\$950,000	Condo	930
537-541 3 Ave #14D	1-00916-0061	14-Jun-16	\$945,000	Coop	950
200 Central Park S #4F	1-01030-0029	13-Jun-16	\$941,000	Coop	
354 W 23 St #GC	1-00746-0071	29-Jun-16	\$940,000	Coop	
464 West 44 Street #4E	1-01053-1222	14-Jun-16	\$939,000	Condo	636
41-43 E 28 St #5C	1-00858-0032	13-Jun-16	\$935,000	Coop	830
45 East 29 Street #7E	1-00859-1230	21-Jun-16	\$935,000	Condo	536
407 3 Ave #4E	1-00909-0001	27-Jun-16	\$930,000	Coop	900
60 Sutton Pl S #6BN	1-01365-0020	7-Jun-16	\$925,000	Coop	950
333 East 34 Street #17B	1-00940-1205	15-Jun-16	\$920,000	Condo	780
212 E 48 St #7C	1-01321-0042	29-Jun-16	\$920,000	Coop	
130-134 W 16 St #54	1-00791-0062	22-Jun-16	\$910,000	Coop	600
350 West 50 Street #28H	1-01040-1440	28-Jun-16	\$890,000	Condo	585
200 East 32 Street #5A	1-00912-1109	2-Jun-16	\$888,000	Condo	714
422-438 2 Ave #8X	1-00930-0001	10-Jun-16	\$887,000	Coop	923
464 West 44 Street #2E	1-01053-1206	9-Jun-16	\$879,000	Condo	636
464 West 44 Street #2E	1-01053-1206	9-Jun-16	\$879,000	Condo	636
250 East 40 Street #10A	1-00920-1047	28-Jun-16	\$875,000	Condo	672
393 West 49 Street #4F	1-01040-1608	30-Jun-16	\$875,000	Condo	673
106 Central Park South #26G	1-01011-4418	30-Jun-16	\$875,000	Condo	540
325-327 E 41 St #701	1-01334-0010	29-Jun-16	\$875,000	Coop	1,100
140 West 58 Street #6C	1-01010-1002	2-Jun-16	\$875,000	Coop	1,000
218 West 19 Street #1D	1-00768-1014	15-Jun-16	\$875,000	Condo	864
315 7 Avenue #17D	1-00803-1073	21-Jun-16	\$875,000	Condo	530
153 E 57 St #20B	1-01312-0028	3-Jun-16	\$875,000	Coop	750
145-154 E 15 St #10G	1-00871-0039	7-Jun-16	\$865,000	Coop	725
540 West 28 Street #5A	1-00699-1229	7-Jun-16	\$865,000	Condo	567
311 East 38 Street #18A	1-00944-1084	8-Jun-16	\$860,000	Condo	640
170 West 23 Street #5G	1-00798-1090	30-Jun-16	\$850,000	Condo	576
27-31 W 55 St #93	1-01271-0021	9-Jun-16	\$850,000	Coop	
630 1 Avenue #24P	1-00968-1321	20-Jun-16	\$850,000	Condo	776
347 West 57 Street #11B	1-01048-1050	8-Jun-16	\$850,000	Condo	625
325-327 E 41 St #601	1-01334-0010	1-Jun-16	\$835,000	Coop	1,100
135 East 54 Street #6M	1-01309-1154	29-Jun-16	\$820,000	Condo	724
200 Central Park S #12L	1-01030-0029	29-Jun-16	\$820,000	Coop	
7 Lexington Ave #9F	1-00877-0067	20-Jun-16	\$817,500	Coop	575

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Address	BBL	Sale date	Sale price	Property type	Sqft
251 E 32 St #10A	1-00913-0028	16-Jun-16	\$800,000	Coop	900
7 Lexington Ave #6E	1-00877-0067	14-Jun-16	\$799,000	Coop	
415 East 37 Street #10L	1-00969-1076	28-Jun-16	\$799,000	Condo	771
6-23 W 16 St #12MS	1-00817-0029	14-Jun-16	\$785,000	Coop	
60 Sutton Pl S #4MS	1-01365-0020	15-Jun-16	\$781,000	Coop	
127 8 Avenue #5B	1-00740-1102	7-Jun-16	\$780,000	Coop	
333 E 55 St #14D	1-01348-0016	2-Jun-16	\$780,000	Coop	
414 West 54 Street #PHD	1-01063-1033	2-Jun-16	\$780,000	Condo	668
333 East 45 Street #25F	1-01338-1360	15-Jun-16	\$780,000	Condo	548
1035-1043 2 Ave #5R	1-01328-0021	17-Jun-16	\$780,000	Coop	750
210 East 47 Street #7D	1-01320-1448	9-Jun-16	\$772,000	Condo	690
210 East 47 Street #6H	1-01320-1443	14-Jun-16	\$767,500	Condo	750
433-441 W 34 St #8A	1-00732-0016	7-Jun-16	\$758,000	Coop	
1 Irving Place #U14	1-00870-1470	1-Jun-16	\$750,000	Condo	459
250 East 40 Street #29A	1-00920-1155	2-Jun-16	\$750,000	Condo	672
305 E 45 St #19L	1-01338-0005	15-Jun-16	\$749,000	Coop	550
333 E 53 St #12H	1-01346-0014	30-Jun-16	\$729,000	Coop	740
407 Park Ave S #7E	1-00884-0001	3-Jun-16	\$726,000	Coop	750
330 3 Ave #8B	1-00880-0042	28-Jun-16	\$725,000	Coop	750
333-337 E 43 St #1019	1-01336-0015	8-Jun-16	\$721,000	Coop	800
439 E 51 St #8B	1-01363-0016	14-Jun-16	\$720,000	Coop	
382-390 2 Ave #9N	1-00928-0001	10-Jun-16	\$709,000	Coop	
205-223 3 Ave #4R	1-00899-0001	7-Jun-16	\$699,000	Coop	700
319 East 50 Street #12G	1-01343-1002	29-Jun-16	\$695,000	Coop	800
225-229 E 36 St #11O	1-00917-0017	28-Jun-16	\$691,000	Coop	850
1084 2 Ave #9J	1-01350-0001	7-Jun-16	\$685,000	Coop	1,300
225 East 57 Street #9A	1-01331-1203	28-Jun-16	\$682,500	Coop	720
235 East 22 Street #4T	1-00903-1127	9-Jun-16	\$680,000	Coop	775
349 E 49 St #4P	1-01342-0023	9-Jun-16	\$675,000	Coop	850
326 W 43 St #1FE	1-01033-0046	15-Jun-16	\$675,000	Coop	940
157 East 32 Street #6E	1-00888-1023	17-Jun-16	\$670,000	Condo	496
1076-1082 1 Ave #4A	1-01370-0046	28-Jun-16	\$660,000	Coop	700
333 West 56 Street #7K	1-01047-1413	8-Jun-16	\$660,000	Condo	585
311 East 38 Street #8C	1-00944-1040	9-Jun-16	\$659,000	Condo	443
1035-1043 2 Ave #9G	1-01328-0021	29-Jun-16	\$651,500	Coop	
7-39 E 14 St #826	1-00842-0007	3-Jun-16	\$650,000	Coop	450
1035-1043 2 Ave #10K	1-01328-0021	28-Jun-16	\$650,000	Coop	712
100 11 Avenue #3A	1-00691-1002	15-Jun-16	\$650,000	Condo	430
360 West 22 Street #4S	1-00745-1104	21-Jun-16	\$646,000	Coop	
165 E 32 St #18A	1-00888-0037	10-Jun-16	\$645,000	Coop	700
1035-1043 2 Ave #9H	1-01328-0021	29-Jun-16	\$640,000	Coop	650
30 East 37 Street #8F	1-00866-1066	16-Jun-16	\$639,888	Condo	493
323-327 2 Ave #1W	1-00899-0032	3-Jun-16	\$635,000	Coop	
288 Lexington Ave #11E	1-00892-0020	13-Jun-16	\$630,000	Coop	
529 West 42 Street #9T	1-01071-1401	23-Jun-16	\$629,000	Coop	600
333 E 53 St #2H	1-01346-0014	28-Jun-16	\$625,000	Coop	
393 West 49 Street #4NN	1-01040-1641	1-Jun-16	\$600,000	Condo	407
66 Madison Ave #9L	1-00857-0018	9-Jun-16	\$600,000	Coop	
350 West 50 Street #6R	1-01040-1245	9-Jun-16	\$600,000	Condo	453
20 East 35 Street #COMB	1-00864-1002	30-Jun-16	\$595,000	Coop	

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Address	BBL	Sale date	Sale price	Property type	Sqft
250 East 30 Street #10E	1-00910-1062	29-Jun-16	\$590,000	Condo	447
188-194 7 Ave #6K	1-00771-0038	14-Jun-16	\$585,000	Coop	
307-309 W 20 St #8F	1-00744-0032	17-Jun-16	\$585,000	Coop	500
230 E 15 St #2P	1-00896-0032	22-Jun-16	\$585,000	Coop	550
465 West 23 Street #6I	1-00721-1008	13-Jun-16	\$580,000	Coop	500
212 E 48 St #4D	1-01321-0042	10-Jun-16	\$580,000	Coop	900
200 East 28 Street #3A	1-00908-1013	6-Jun-16	\$575,000	Condo	544
413-415 W 57 St #2C	1-01067-0026	9-Jun-16	\$575,000	Coop	
333-341 E 14 St #14F	1-00921-0019	30-Jun-16	\$571,000	Coop	550
205-223 3 Ave #14D	1-00899-0001	29-Jun-16	\$570,000	Coop	619
188-194 7 Ave #11H	1-00771-0038	21-Jun-16	\$560,000	Coop	
225 East 46 Street #7F	1-01320-1670	20-Jun-16	\$556,983	Condo	425
246 East 20 Street #4A	1-00876-1116	15-Jun-16	\$556,000	Condo	381
857 9 Ave #5A	1-01065-0034	30-Jun-16	\$549,000	Coop	
2 Mitchell Pl #6B	1-01361-0012	16-Jun-16	\$545,000	Coop	
133 E 30 St #3B	1-00886-0031	20-Jun-16	\$540,000	Coop	700
404 W 48 St #5B	1-01057-0037	17-Jun-16	\$530,000	Coop	
1-19 Tudor City Pl #1519	1-01333-0023	2-Jun-16	\$526,000	Coop	
200 E 27 St #12D	1-00907-0056	30-Jun-16	\$525,000	Coop	520
240 East 46 Street #7H	1-01319-1060	1-Jun-16	\$521,000	Condo	409
225 E 47 St #6C	1-01321-0011	20-Jun-16	\$507,000	Coop	
273-275 Lexington Ave #4E	1-00892-0025	22-Jun-16	\$505,000	Coop	525
404 W 48 St #3D	1-01057-0037	29-Jun-16	\$500,000	Coop	
788 9 Ave #4B	1-01043-0003	17-Jun-16	\$500,000	Coop	600
7-39 E 14 St #703	1-00842-0007	22-Jun-16	\$500,000	Coop	500
408 W 34 St #2E	1-00731-0050	14-Jun-16	\$496,000	Coop	525
1-19 Tudor City Pl #932	1-01333-0023	1-Jun-16	\$493,000	Coop	
34 E 38 St #5A	1-00867-0046	16-Jun-16	\$490,000	Coop	
100-104 7 Ave #14C	1-00766-0039	9-Jun-16	\$489,000	Coop	
235 East 22 Street #RES1	1-00903-1127	23-Jun-16	\$487,500	Coop	
408 W 34 St #5K	1-00731-0050	10-Jun-16	\$485,000	Coop	
210-212 E 21 St #3A	1-00901-0052	3-Jun-16	\$475,000	Coop	
306-312 W 56 St #9H	1-01046-0038	15-Jun-16	\$465,000	Coop	450
288 Lexington Ave #2F	1-00892-0020	24-Jun-16	\$462,000	Coop	400
166 E 35 St #5H	1-00890-0049	22-Jun-16	\$456,000	Coop	500
333-337 E 43 St #406	1-01336-0015	27-Jun-16	\$455,000	Coop	
424 W 46 St #2A	1-01055-0047	8-Jun-16	\$450,216	Coop	
39 A Gramercy Park #4B	1-00877-0035	29-Jun-16	\$450,000	Coop	
160 E 26 St #3A	1-00881-0047	28-Jun-16	\$450,000	Coop	
407 Park Ave S #23C	1-00884-0001	10-Jun-16	\$445,000	Coop	
324-326 E 50 St #6B	1-01342-0042	6-Jun-16	\$439,860	Coop	
235 E 49 St #1E	1-01323-0015	22-Jun-16	\$430,000	Coop	680
35 Park Ave #16J	1-00891-0003	23-Jun-16	\$430,000	Coop	425
408 W 34 St #4E	1-00731-0050	13-Jun-16	\$430,000	Coop	550
1035-1043 2 Ave #20J	1-01328-0021	7-Jun-16	\$424,500	Coop	500
1084 2 Ave #14H	1-01350-0001	9-Jun-16	\$417,500	Coop	
2-20 Tudor City Pl #9OSO	1-01333-0018	2-Jun-16	\$412,000	Coop	
345 E 52 St #7B	1-01345-0017	13-Jun-16	\$410,000	Coop	525
425 E 54 St #6T	1-01366-0016	3-Jun-16	\$400,000	Coop	550
333 E 53 St #1M	1-01346-0014	23-Jun-16	\$400,000	Coop	

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Address	BBL	Sale date	Sale price	Property type	Sqft
425 E 54 St #10T	1-01366-0016	23-Jun-16	\$400,000	Coop	580
220-224 E 54 St #7M	1-01327-0037	17-Jun-16	\$395,000	Coop	
230 E 50 St #1C	1-01323-0036	14-Jun-16	\$395,000	Coop	
1035-1043 2 Ave #10E	1-01328-0021	30-Jun-16	\$385,000	Coop	500
420-424 E 51 St #4H	1-01362-0041	16-Jun-16	\$385,000	Coop	1,000
321 E 54 St #3D	1-01347-0009	30-Jun-16	\$372,000	Coop	
310-314 E 49 St #8A	1-01341-0044	2-Jun-16	\$370,000	Coop	
210 E 36 St #10F	1-00916-0055	27-Jun-16	\$369,999	Coop	450
433-441 W 34 St #5E	1-00732-0016	13-Jun-16	\$364,900	Coop	
382-390 2 Ave #3C	1-00928-0001	15-Jun-16	\$360,000	Coop	
1084 2 Ave #12A	1-01350-0001	2-Jun-16	\$355,000	Coop	725
1381-1399 Avenue Of The Americas #15F	1-01009-0029	17-Jun-16	\$350,000	Coop	
433-441 W 34 St #13F	1-00732-0016	27-Jun-16	\$350,000	Coop	
333 E 53 St #8B	1-01346-0014	13-Jun-16	\$350,000	Coop	400
7 Park Ave #15F	1-00890-0001	15-Jun-16	\$330,000	Coop	
25 Tudor City Pl #501	1-01334-0022	7-Jun-16	\$330,000	Coop	300
210-212 E 21 St #6B	1-00901-0052	17-Jun-16	\$325,000	Coop	
312-324 E 42 St #2002	1-01334-0041	10-Jun-16	\$321,000	Coop	
25 Tudor City Pl #1014	1-01334-0022	29-Jun-16	\$320,000	Coop	300
25 Tudor City Pl #1516	1-01334-0022	28-Jun-16	\$316,000	Coop	
231 E 54 St #4C	1-01328-0017	13-Jun-16	\$315,000	Coop	
649 2 Avenue #5A	1-00916-1002	20-Jun-16	\$310,000	Coop	400
209 E 56 St #2C	1-01330-0007	14-Jun-16	\$306,000	Coop	
25 Tudor City Pl #1417	1-01334-0022	14-Jun-16	\$305,000	Coop	350
408-418 W 57 St #4F	1-01066-0037	8-Jun-16	\$300,000	Coop	
1-19 Tudor City Pl #1712	1-01333-0023	10-Jun-16	\$300,000	Coop	
210-212 E 21 St #2D	1-00901-0052	30-Jun-16	\$300,000	Coop	400
1-19 Tudor City Pl #616	1-01333-0023	28-Jun-16	\$300,000	Coop	
1-19 Tudor City Pl #224	1-01333-0023	29-Jun-16	\$300,000	Coop	300
310 W 18 St #4B	1-00741-0041	16-Jun-16	\$289,000	Coop	
1-19 Tudor City Pl #221	1-01333-0023	21-Jun-16	\$280,000	Coop	
1084 2 Ave #27L	1-01350-0001	9-Jun-16	\$275,000	Coop	425
866 United Nations Plz #SR9	1-01360-0001	28-Jun-16	\$270,000	Coop	
45 Tudor City Pl #1303	1-01335-0022	30-Jun-16	\$265,000	Coop	
315-321 E 43 St #603	1-01336-0010	13-Jun-16	\$265,000	Coop	
315-321 E 43 St #715	1-01336-0010	16-Jun-16	\$250,000	Coop	300
315-321 E 43 St #410	1-01336-0010	21-Jun-16	\$249,000	Coop	
223-225 E 50 St #6C	1-01324-0011	8-Jun-16	\$176,284	Coop	
25 Tudor City Pl #408	1-01334-0022	15-Jun-16	\$75,000	Coop	

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