

## CENTRAL MIDTOWN

A monthly analysis of residential sales  
in Central Midtown, Manhattan

June 2016



# The RATNER Team Market Reports

## Residential Market Report, June 2016

### Central Midtown, Manhattan

#### SUMMARY

MEDIAN SALE PRICE

**\$1.04M**

50% YoY

NO. OF TRANSACTIONS

**33**

-15% YoY

MEDIAN PRICE/SQ.FT.

**\$1,614**

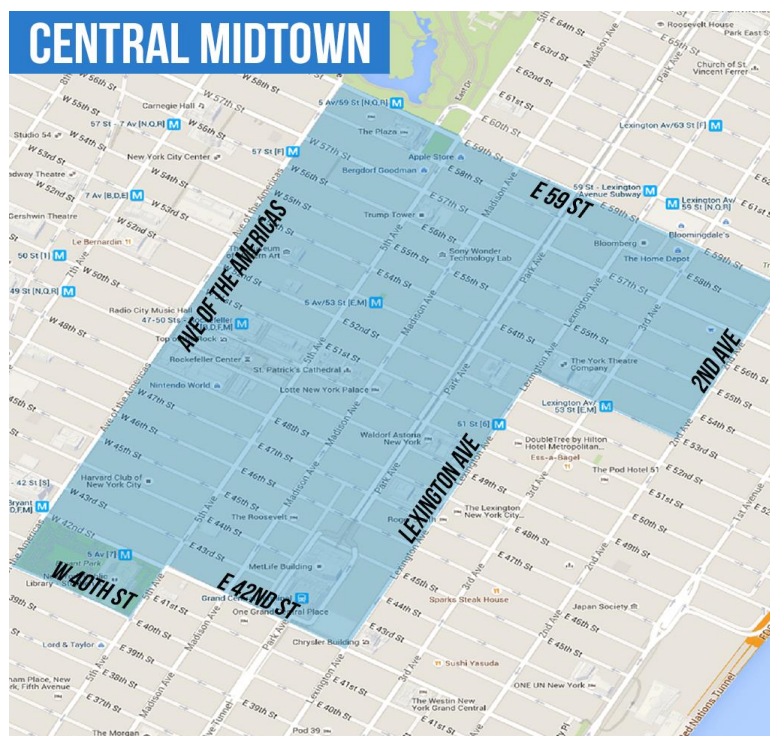
22% YoY

MANHATTAN  
MEDIAN SALE PRICE

**\$1.05M**

5% YoY

#### NEIGHBORHOOD BOUNDARIES



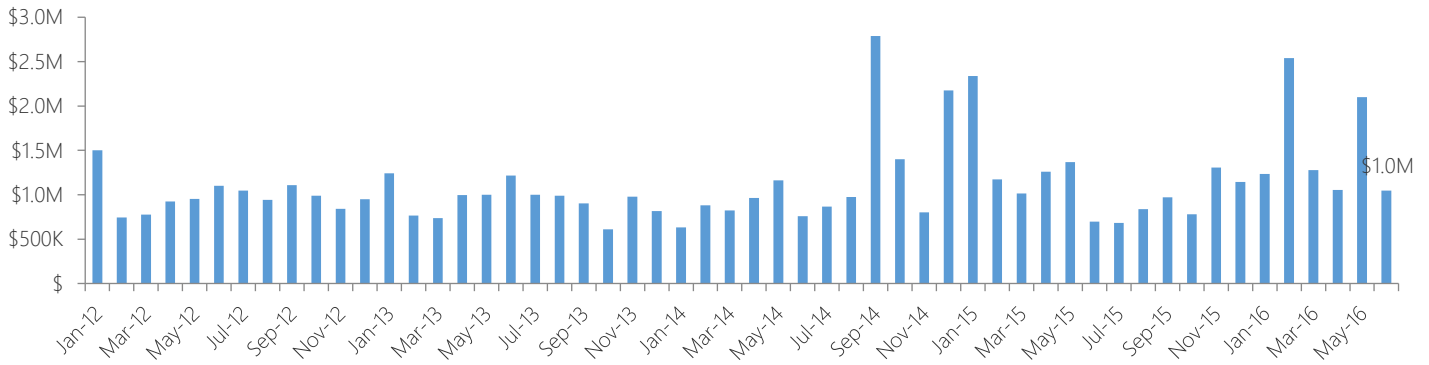
o: 718-747-8215 | c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)

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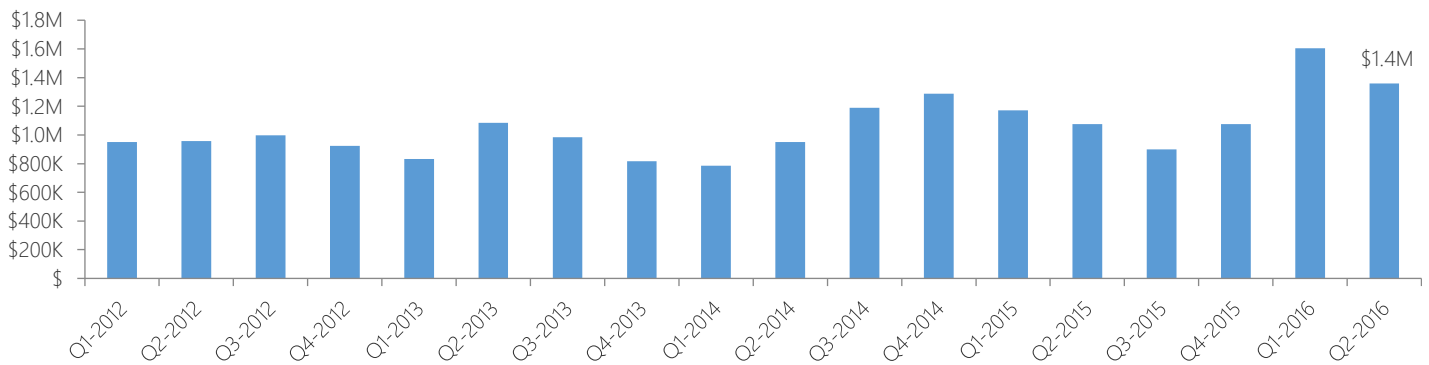
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## RESIDENTIAL STATS

### Median Sale Price by Month

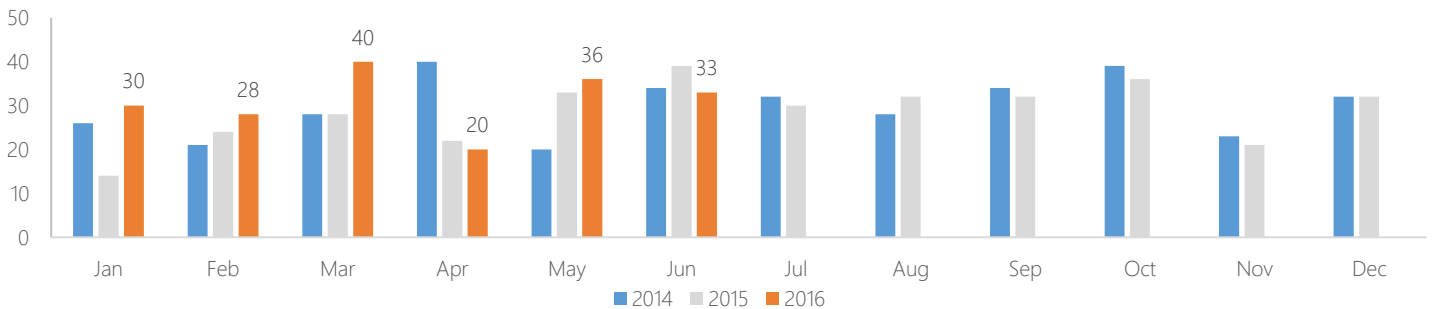


### Median Sale Price by Quarter



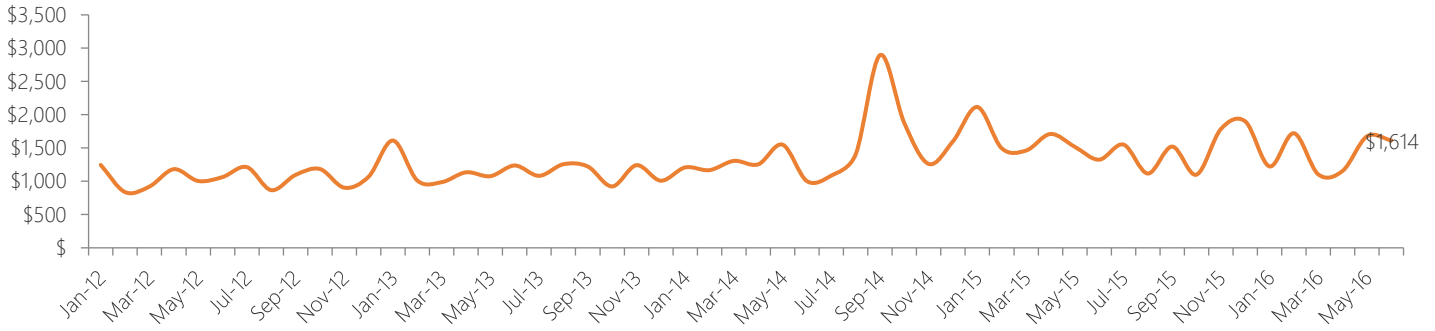
### Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2011	16	18	34	28	35	28	20	36	20	23	9	28
2012	21	17	21	19	42	21	34	29	24	18	30	55
2013	15	25	28	35	39	28	41	38	34	33	27	22
2014	26	21	28	40	20	34	32	28	34	39	23	32
2015	14	24	28	22	33	39	30	32	32	36	21	32
2016	30	28	40	20	36	33						



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## Median Sale Price per Square Foot

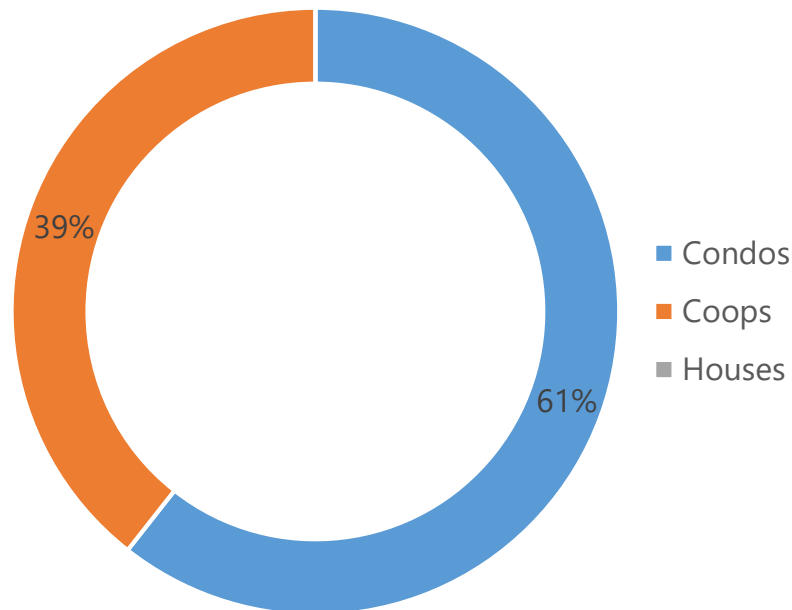


## RESIDENTIAL SALES BREAKDOWN

### Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,462,500	101%	\$1,919	29%	20
Coops	\$645,000	4%	\$948	8%	13
Houses	-	-	-	-	0

### Number of Sales by Building Type



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## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
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
20 West 53 Street #18C	1-01268-1206	14-Jun-16	\$11,709,875	Condo	5,939
20 West 53 Street #34B	1-01268-1241	10-Jun-16	\$5,065,794	Condo	1,625
20 West 53 Street #18B	1-01268-1205	14-Jun-16	\$3,563,875	Condo	1,863
207 East 57 Street #29B	1-01331-1357	30-Jun-16	\$2,900,000	Condo	1,386
725 5 Avenue #35H	1-01292-1049	2-Jun-16	\$2,025,000	Condo	1,052
250 East 54 Street #33B	1-01327-1246	20-Jun-16	\$2,000,000	Condo	1,255
77 West 55 Street #8B	1-01271-0802	1-Jun-16	\$1,640,000	Condo	1,016
117 East 57 Street #48G	1-01312-1235	8-Jun-16	\$1,200,000	Condo	704
18 West 48 Street #6D	1-01263-1022	29-Jun-16	\$1,080,000	Condo	633
18 West 48 Street #7B	1-01263-1026	28-Jun-16	\$1,080,000	Condo	952
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
153 E 57 St #20B	1-01312-0028	3-Jun-16	\$875,000	Coop	750
27-31 W 55 St #93	1-01271-0021	9-Jun-16	\$850,000	Coop	
135 East 54 Street #6M	1-01309-1154	29-Jun-16	\$820,000	Condo	724
1035-1043 2 Ave #5R	1-01328-0021	17-Jun-16	\$780,000	Coop	750
225 East 57 Street #9A	1-01331-1203	28-Jun-16	\$682,500	Coop	720
1035-1043 2 Ave #9G	1-01328-0021	29-Jun-16	\$651,500	Coop	
1035-1043 2 Ave #10K	1-01328-0021	28-Jun-16	\$650,000	Coop	712
1035-1043 2 Ave #9H	1-01328-0021	29-Jun-16	\$640,000	Coop	650
1035-1043 2 Ave #20J	1-01328-0021	7-Jun-16	\$424,500	Coop	500
220-224 E 54 St #7M	1-01327-0037	17-Jun-16	\$395,000	Coop	
1035-1043 2 Ave #10E	1-01328-0021	30-Jun-16	\$385,000	Coop	500
231 E 54 St #4C	1-01328-0017	13-Jun-16	\$315,000	Coop	
209 E 56 St #2C	1-01330-0007	14-Jun-16	\$306,000	Coop	

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