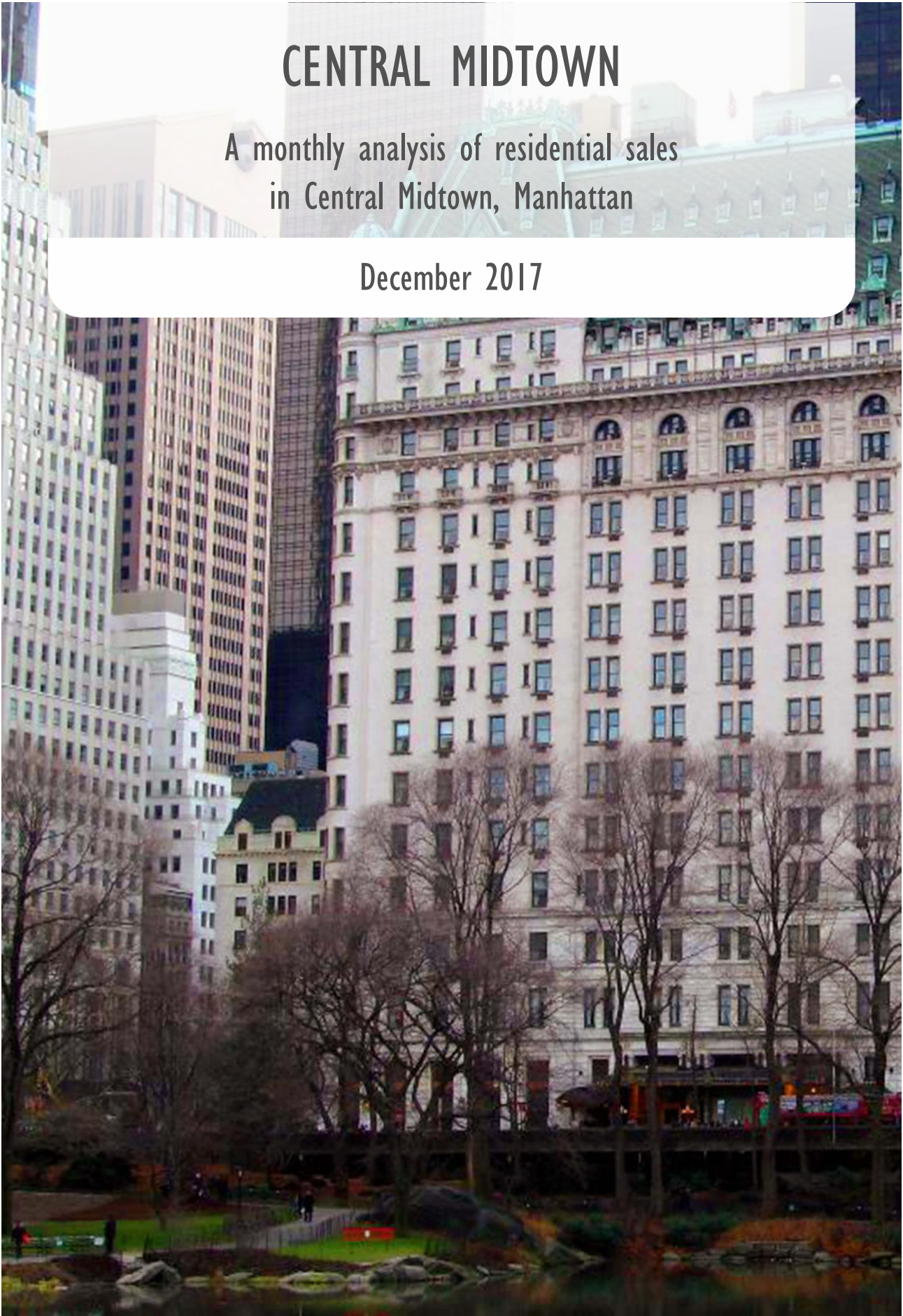


# CENTRAL MIDTOWN

A monthly analysis of residential sales  
in Central Midtown, Manhattan

December 2017



**The RATNER Team Market Report**

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# Residential Market Report, December 2017

## Central Midtown, Manhattan

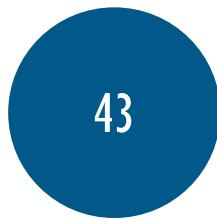
### SUMMARY

MEDIAN SALE PRICE



51% YoY

NO. OF TRANSACTIONS



48% YoY

MEDIAN PRICE/SQ.FT.



33% YoY

MANHATTAN  
MEDIAN SALE PRICE



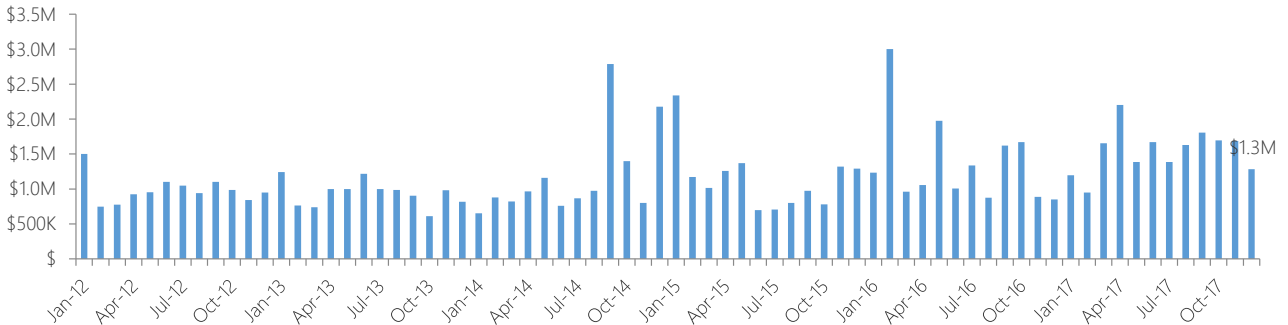
18% YoY

### NEIGHBORHOOD BOUNDARIES

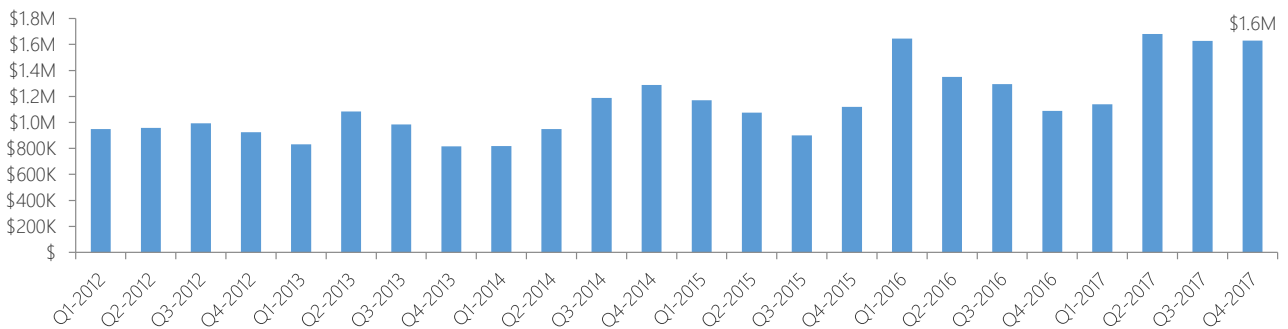


RESIDENTIAL STATS

Median Sale Price by Month

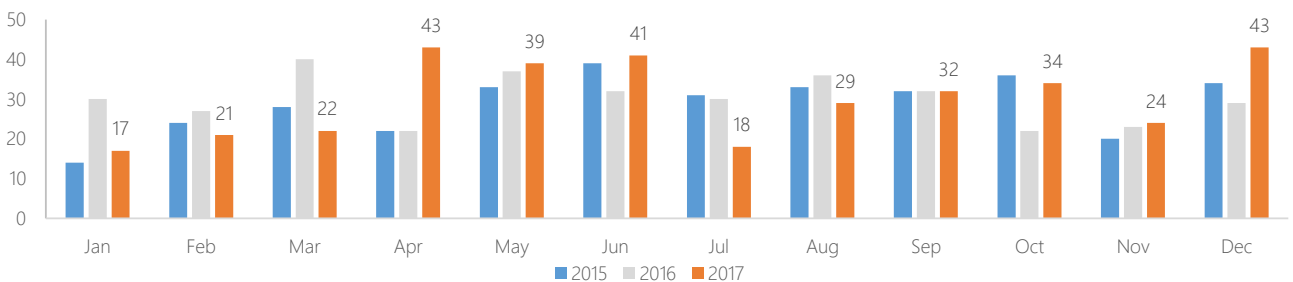


Median Sale Price by Quarter

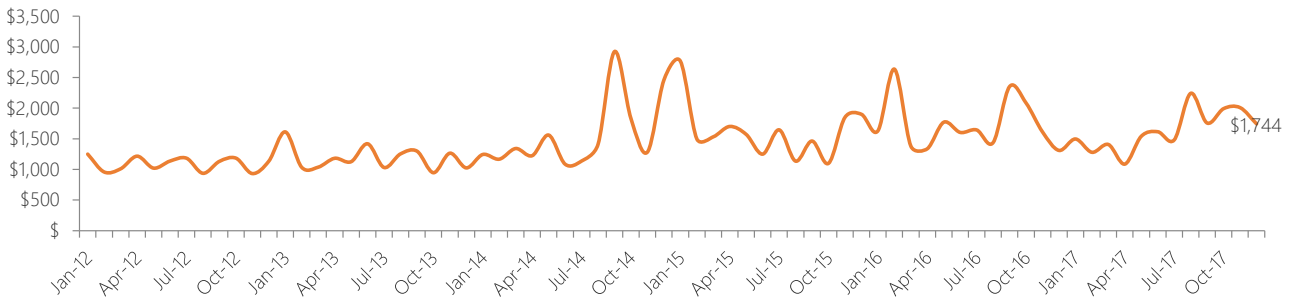


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2012	21	17	21	19	42	21	34	29	23	18	30	55
2013	15	25	28	35	39	28	41	38	34	33	27	22
2014	25	21	28	40	20	34	32	28	34	39	23	32
2015	14	24	28	22	33	39	31	33	32	36	20	34
2016	30	27	40	22	37	32	30	36	32	22	23	29
2017	17	21	22	43	39	41	18	29	32	34	24	43



Median Sale Price per Square Foot

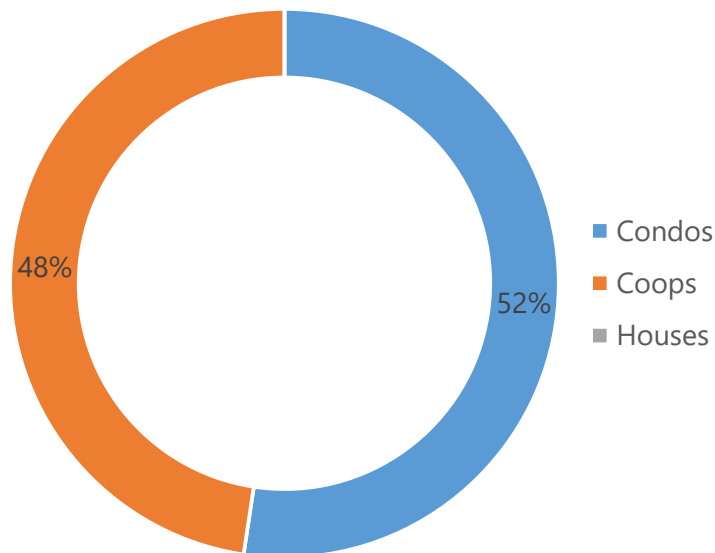


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$3,179,223	8%	\$2,965	64%	22
Coops	\$796,250	16%	\$945	3%	20
Houses	-	-	-	-	0

Number of Sales by Building Type



## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
432-442 Park Ave	1-01292-1460	18-Dec-17	\$91,125,497	Condo	3,977
432-442 Park Ave	1-01292-1458	29-Dec-17	\$60,083,577	Condo	3,977
432 Park Ave #65A	1-01292-1414	21-Dec-17	\$26,436,176	Condo	4,019
432 Park Ave #35A	1-01292-1356	7-Dec-17	\$15,622,191	Condo	4,003
252 E 57 St #63B	1-01330-1192	20-Dec-17	\$9,266,075	Condo	3,315
151 E 58 St #42E	1-01313-1066	12-Dec-17	\$8,500,000	Condo	2,410
432 Park Ave #48B	1-01292-1379	28-Dec-17	\$8,180,000	Condo	2,224
252 E 57 St #55C	1-01330-1175	12-Dec-17	\$8,149,000	Condo	
465 Park Ave #35	1-01312-1302	21-Dec-17	\$4,297,500	Coop	
252 E 57 St #39D	1-01330-1116	28-Dec-17	\$3,999,631	Condo	
252 E 57 St #38D	1-01330-1112	5-Dec-17	\$3,933,445	Condo	1,930
24-28 Central Park S #18W	1-01274-0057	13-Dec-17	\$3,700,000	Coop	1,900
60 E 55 St #27A	1-01290-1149	7-Dec-17	\$2,425,000	Condo	1,283
432 Park Ave #29P	1-01292-1341	21-Dec-17	\$1,865,210	Condo	595
721-725 5 Ave #31C	1-01292-1012	21-Dec-17	\$1,800,000	Condo	1,127
250 E 54 St #21A	1-01327-1117	8-Dec-17	\$1,725,000	Condo	1,300
432 Park Ave #28C	1-01292-1318	28-Dec-17	\$1,620,000	Condo	384
17 W 54 St #1	1-01270-0020	14-Dec-17	\$1,600,000	Coop	
432 Park Ave #29L	1-01292-1338	29-Dec-17	\$1,316,791	Condo	351
220-224 E 57 St #18D	1-01330-0038	19-Dec-17	\$1,250,000	Coop	
211 E 53 St #6K	1-01327-1003	13-Dec-17	\$1,230,000	Coop	1,200
211 E 53 St #3D	1-01327-1003	4-Dec-17	\$1,230,000	Coop	1,300
768 5 Ave #1741	1-01274-1420	22-Dec-17	\$1,200,000	Condo	524
480 Park Ave #16H	1-01294-0033	8-Dec-17	\$1,070,000	Coop	
136 E 56 St #10B	1-01310-0059	6-Dec-17	\$999,000	Coop	1,000
211 E 53 St #14G	1-01327-1003	20-Dec-17	\$842,500	Coop	
77 W 55 St #4D	1-01271-0404	8-Dec-17	\$765,000	Condo	566
1035-1043 2 Ave #23D	1-01328-0021	27-Dec-17	\$750,000	Coop	800
141 E 55 St #12B	1-01310-1082	22-Dec-17	\$720,000	Condo	587
1035-1043 2 Ave #15G	1-01328-0021	19-Dec-17	\$689,000	Coop	
211 E 53 St #2F	1-01327-1003	6-Dec-17	\$675,000	Coop	735
1035-1043 2 Ave #12L	1-01328-0021	15-Dec-17	\$670,000	Coop	712
77 W 55 St #12D	1-01271-1204	28-Dec-17	\$670,000	Condo	566
153 E 57 St #18B	1-01312-0028	21-Dec-17	\$560,000	Coop	500
153 E 57 St #2L	1-01312-0028	14-Dec-17	\$559,000	Coop	
225 E 57 St #10P	1-01331-1203	29-Dec-17	\$517,500	Coop	548
465 Park Ave #18F	1-01312-1302	18-Dec-17	\$450,000	Coop	850
17 W 54 St #SR4	1-01270-0020	14-Dec-17	\$150,000	Coop	



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# THE RATNER TEAM



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NYC Condo, Co-op &  
New Development Expert

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Nate Pfaff

Residential Sales &  
Rental Specialist

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- Sales & Rental of Homes, Townhouses & Brownstones
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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

[READ MORE REVIEWS](#)



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Attorneys	Fireplaces	Landscape Design	School Consultants
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Each week our show will feature real estate news and interviews with local professionals that we are eager for you to meet.

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