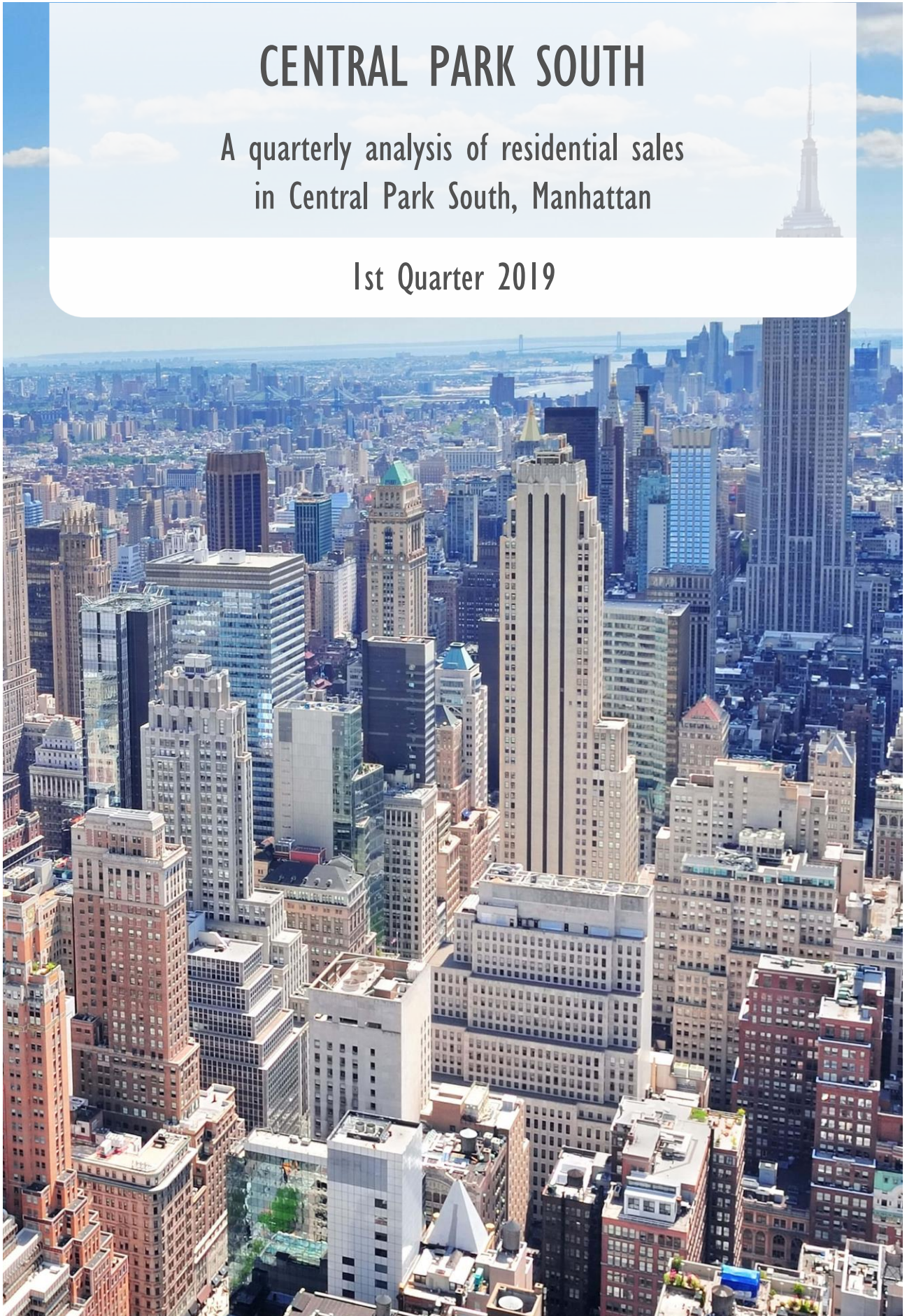


CENTRAL PARK SOUTH

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

1st Quarter 2019



The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Residential Market Report, 1st Quarter 2019

Central Park South, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$3.1M

138% YoY

NO. OF TRANSACTIONS

38

81% YoY

MEDIAN PRICE/SQ.FT.

\$2,566

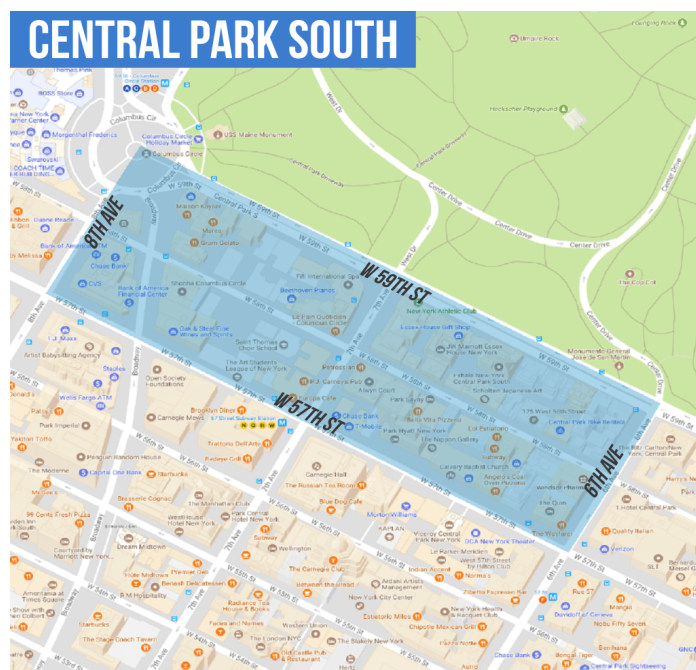
64% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.12M

3% YoY

NEIGHBORHOOD BOUNDARIES

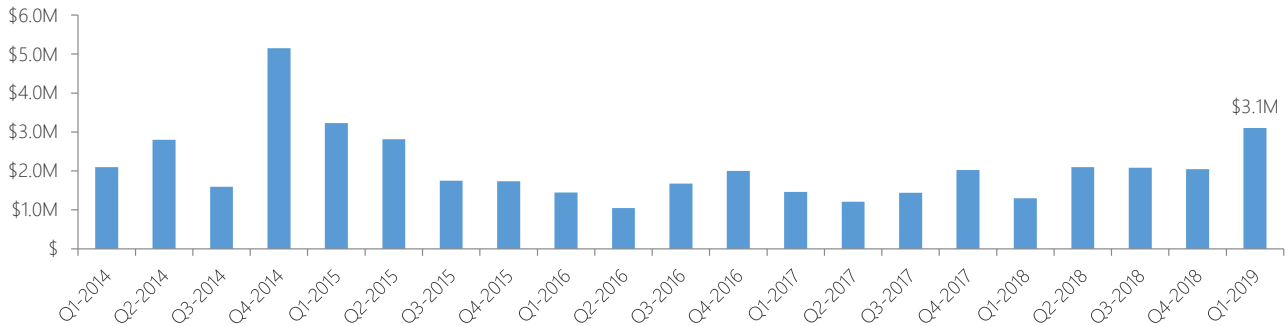


The RATNER Team Market Report

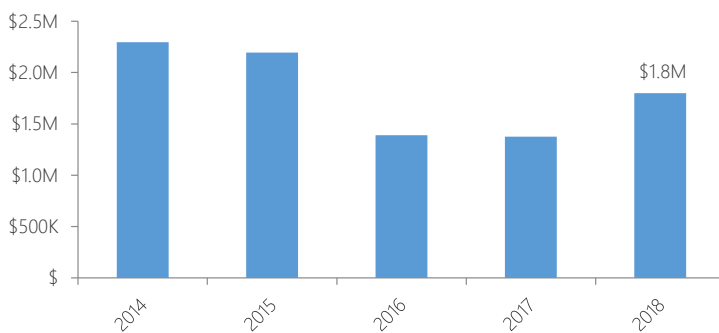
o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

RESIDENTIAL STATS

Median Sale Price by Quarter

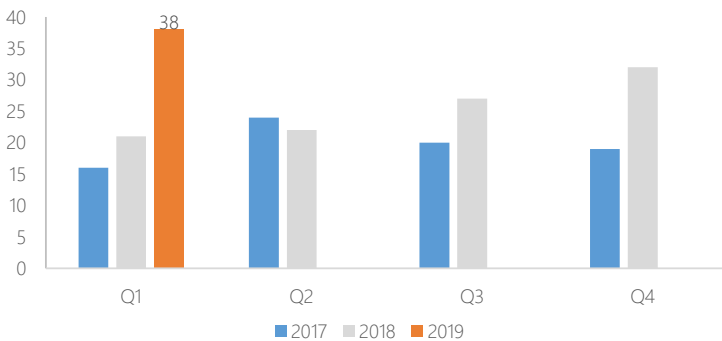


Median Sale Price by Year

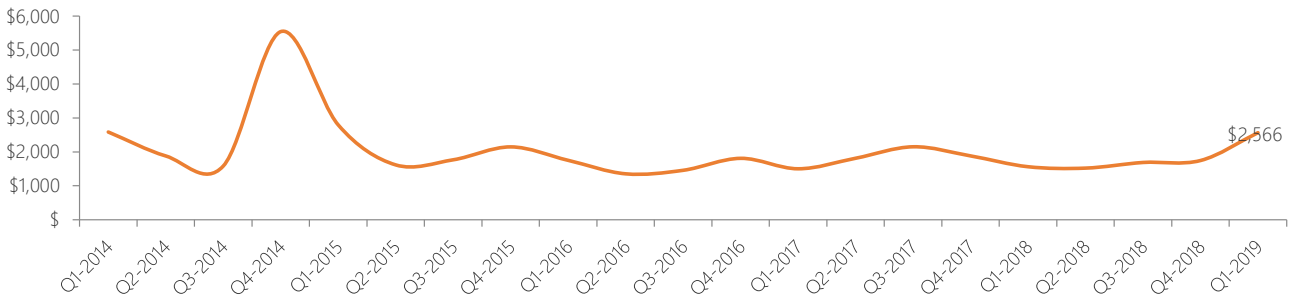


Number of Transactions

Quarter	2014	2015	2016	2017	2018	2019
Q1	28	35	23	16	21	38
Q2	61	32	28	24	22	
Q3	30	29	25	20	27	
Q4	30	27	25	19	32	



Median Sale Price per Square Foot

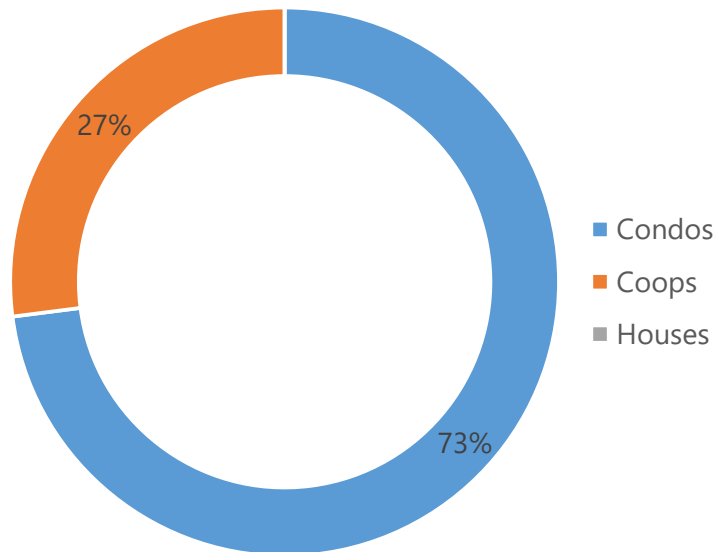


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$4,043,206	161%	\$2,640	76%	27
Coops	\$1,200,000	-7%	\$884	-49%	10
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
220 Central Park S #50	1-01030-1082	23-Jan-19	\$239,958,219	Condo	
220 Central Park S #35A	1-01030-1058	5-Feb-19	\$33,500,000	Condo	
220 Central Park S #33A	1-01030-1054	3-Jan-19	\$30,191,113	Condo	
220 Central Park S #42A	1-01030-1071	21-Mar-19	\$23,725,225	Condo	
220 Central Park S #41A	1-01030-1069	28-Feb-19	\$23,419,750	Condo	
220 Central Park S #39A	1-01030-1065	15-Feb-19	\$22,808,800	Condo	
220 Central Park S #38A	1-01030-1063	25-Feb-19	\$22,503,325	Condo	
220 Central Park S #37A	1-01030-1061	19-Feb-19	\$22,197,850	Condo	
157 W 57th St #60B	1-01010-1671	29-Jan-19	\$22,158,995	Condo	4,193
157 W 57th St #35F	1-01010-1718	6-Feb-19	\$9,020,030	Condo	
160 Central Park S #1201	1-01011-1427	20-Mar-19	\$8,500,000	Condo	2,327
160 Central Park S #3301	1-01011-1728	6-Mar-19	\$7,250,000	Condo	1,584
230 Central Park S #18C	1-01030-0048	20-Feb-19	\$7,000,000	Coop	
157 W 57th St #36A	1-01010-1719	6-Mar-19	\$4,217,062	Condo	
157 W 57th St #40E	1-01010-1618	6-Feb-19	\$3,869,350	Condo	1,287
120 Central Park S #15AB	1-01011-0042	28-Mar-19	\$3,750,000	Coop	
157 W 57th St #36D	1-01010-1722	19-Mar-19	\$3,252,046	Condo	
171 W 57th St #5A	1-01010-1312	9-Jan-19	\$3,100,000	Condo	1,948
100 Central Park S #4A	1-01011-7014	8-Mar-19	\$2,888,000	Condo	941
200 Central Park S #11	1-01030-0029	25-Mar-19	\$2,800,000	Coop	
160 Central Park S #3007	1-01011-1706	7-Feb-19	\$2,250,000	Condo	829
100 Central Park S #11D	1-01011-7062	8-Jan-19	\$2,150,000	Condo	838
116 Central Park S #8A	1-01011-5043	14-Jan-19	\$2,100,000	Condo	1,200
220 Central Park S #19G	1-01030-1015	28-Feb-19	\$1,807,394	Condo	
220 Central Park S #18K	1-01030-1008	3-Jan-19	\$1,781,938	Condo	
140 W 58th St #4B	1-01010-1002	29-Jan-19	\$1,660,000	Coop	
106 Central Park S #4G	1-01011-4105	27-Feb-19	\$1,625,000	Condo	1,197
220 Central Park S #19F	1-01030-1014	4-Mar-19	\$1,555,000	Condo	
160 Central Park S #760	1-01011-1240	16-Jan-19	\$1,450,000	Condo	1,141
200 Central Park S #12J	1-01030-0029	25-Mar-19	\$1,200,000	Coop	
116 Central Park S #5E	1-01011-5024	11-Feb-19	\$925,000	Condo	595
205 W 57th St #6DD	1-01029-0027	11-Feb-19	\$922,000	Coop	
120 Central Park S #4F	1-01011-0042	8-Mar-19	\$710,000	Coop	
152 W 58th St #2C	1-01010-0053	14-Feb-19	\$600,000	Coop	
135 W 58th St #7D	1-01011-6003	28-Mar-19	\$442,000	Coop	500



The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

THE RATNER TEAM



David Ratner

Commercial & Residential
Brooklyn Expert

[Read more](#)



Jessie Torres

NYC Condo, Co-op &
New Development Expert

[Read more](#)



Eiffel DelRosario

Residential Sales &
Rentals Specialist

[Read more](#)

Meet the power team for assisting you in selling, buying, renting, and investing in NYC real estate...

Connect with the leading team for selling, buying, and investing in NYC real estate...

The Ratner Team at Warren Lewis Sotheby's International are your personal NYC real estate contacts for getting what you want most out of your next transaction.

- Sales & Rental of Homes, Townhouses & Brownstones
- NYC Condo Sales, Purchases & Rentals
- New Developments & Development Sites
- Commercial Property: Multifamily Buildings, Mixed Use, Office Buildings, Retail & Land
- OFF Market Investment Properties in Brooklyn and Manhattan



The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

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](#)



The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com



The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com



1031 Qualified Intermediary	Estate Planing	Insurance Agents	Renovation Professionals
Appraisers & Inspectors	Expediters	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
Demolition Experts	Home Stagers	Property Compliance	Wine Cellars
Door Experts	Hvac Professionals	Property Managers	Zoning & Land Use Experts
Electricians		Renewable Energy Specialists	

www.RatnerTeamVendors.com





THE BROOKLYN MADE SHOW

From The Ratner Team, this is the Brooklyn Made Podcast, a show about Brooklyn real estate, entrepreneurs, businesses and the professionals behind one of the hottest real estate markets in the world.

The Brooklyn Made Show is a one-stop shop for anyone interested in New York Real Estate, Entrepreneurship, and Business. On the show, you'll learn valuable insights from New York's industry leaders.

State up to date with the latest local real estate and business news. Follow market trends, listen to exciting local stories and much more...

Each month our show will feature local entrepreneurs, professionals and real estate experts that we are eager for you to meet.

www.BrooklynMade.Blog/Podcast



The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

OUR PREFERRED VENDORS



SPARTAN RENOVATIONS



The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com