

RESIDENTIAL

Warren
Lewis

Sotheby's

INTERNATIONAL REALTY

Gramercy Park Report

A monthly analysis of residential sales
in Gramercy Park, Manhattan

DECEMBER 2015

Residential Market Report, December 2015
Gramercy Park, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.1M

-46% Y-o-Y

NO. OF TRANSACTIONS

16

-58% Y-o-Y

MEDIAN PRICE/SQ. FT.

\$1,255

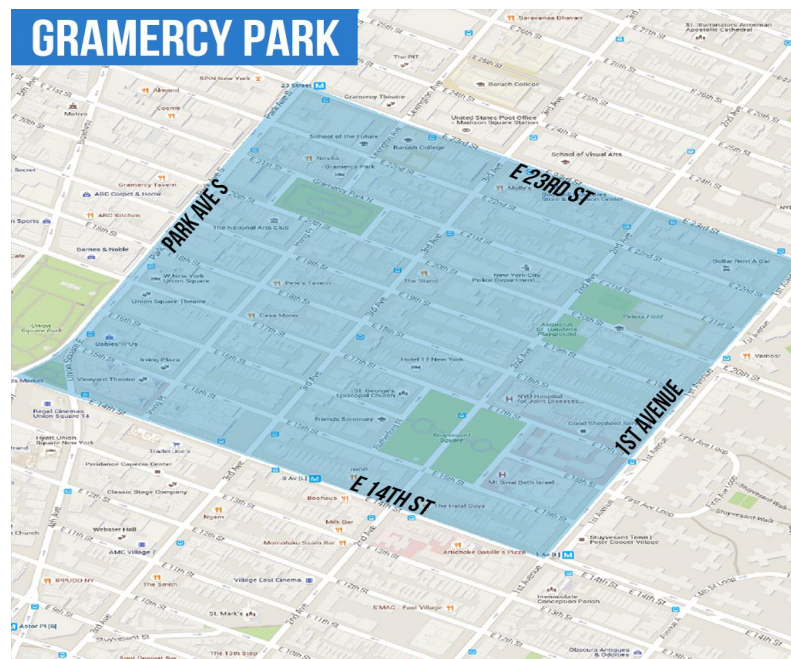
-29% Y-o-Y

BOROUGH MEDIAN SALE PRICE

\$1.1M

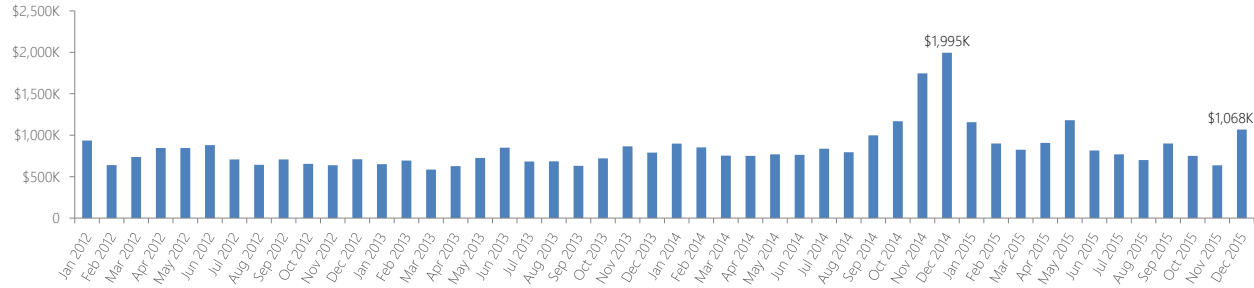
9% Y-o-Y

NEIGHBORHOOD BOUNDARIES

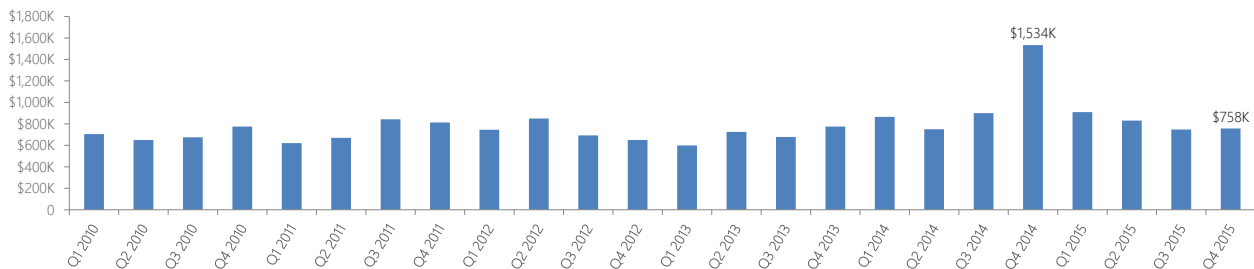


RESIDENTIAL STATS

Median Sale Price by Month

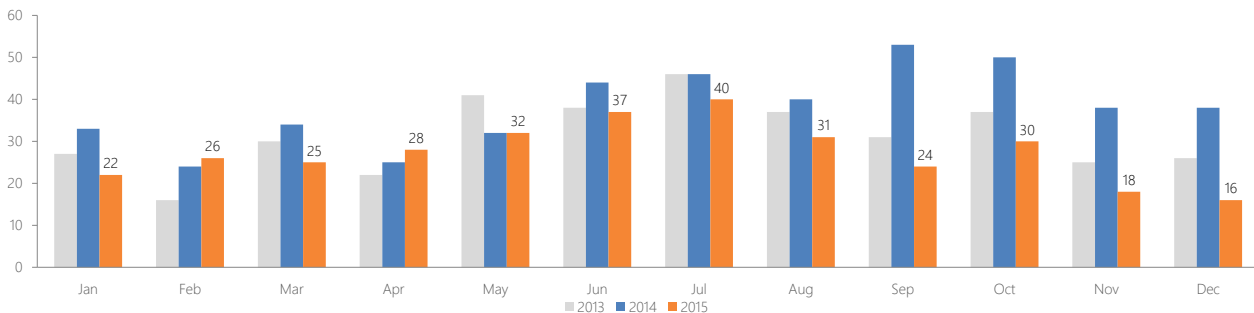


Median Sale Price by Quarter

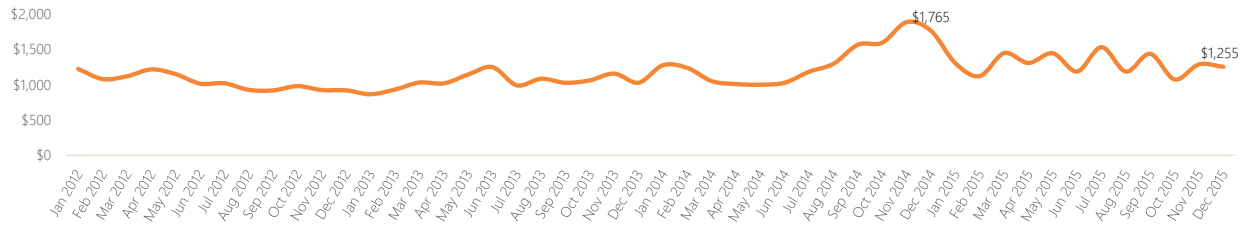


Number of Transactions

Month	2010	2011	2012	2013	2014	2015
Jan	15	18	21	27	33	22
Feb	13	19	26	16	24	26
Mar	19	30	18	30	34	25
Apr	20	17	27	22	25	28
May	20	23	38	41	32	32
Jun	37	33	46	38	44	37
Jul	29	32	38	46	46	40
Aug	23	35	36	37	40	31
Sep	20	41	38	31	53	24
Oct	17	28	22	37	50	30
Nov	18	25	24	25	38	18
Dec	14	29	33	26	38	16



▶ Median Price per Square Foot



CO-OP VERSUS CONDO SALES

▶ Type of Residential Properties Sold

Property type	Median Price		Median price per sq. ft.		No. of sales
	Price	Y-o-Y change	Price	Y-o-Y change	
Condos	\$1,190,000	-58%	\$1,784	-15%	4
Co-ops	\$805,000	10%	\$1,083	3%	12
Houses	n/a	n/a	n/a	n/a	n/a

▶ Number of Sales by Building Type

Co-ops
75.0%



Condos
25.0%

LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
44 Gramercy Park #9F	1-00877-0030	21-Dec-15	\$3,650,000	Coop	n/a
340 East 23 Street #SHC	1-00928-1382	14-Dec-15	\$3,130,000	Condo	1,722
60-105 Gramercy Park N #8M	1-00877-0009	01-Dec-15	\$1,800,000	Coop	n/a
267-279 3 Ave #9S	1-00902-0001	16-Dec-15	\$1,494,000	Coop	n/a
58-64 Irving Pl #15B	1-00873-0019	01-Dec-15	\$1,425,000	Coop	n/a
1 Irving Place #V7	1-00870-1561	11-Dec-15	\$1,200,000	Condo	661
1 Irving Place #U7	1-00870-1439	17-Dec-15	\$1,180,000	Condo	673
230 E 15 St #8G	1-00896-0032	02-Dec-15	\$1,150,000	Coop	n/a
1 Irving Place #U16	1-00870-1447	01-Dec-15	\$985,000	Condo	785
333-341 E 14 St #12J	1-00921-0019	01-Dec-15	\$885,000	Coop	n/a
102-110 E 22 St #9I	1-00877-0084	21-Dec-15	\$725,000	Coop	n/a
267-279 3 Ave #3R	1-00902-0001	11-Dec-15	\$725,000	Coop	n/a
160 3 Ave #18C	1-00871-0044	10-Dec-15	\$650,000	Coop	n/a
207 E 21 St #4A	1-00902-0009	22-Dec-15	\$575,000	Coop	n/a
333-341 E 14 St #14M	1-00921-0019	23-Dec-15	\$518,000	Coop	n/a
333-341 E 14 St #3N	1-00921-0019	08-Dec-15	\$450,000	Coop	n/a