

GRAMERCY PARK

A monthly analysis of residential sales
in Gramercy Park, Manhattan

June 2016



The RATNER Team Market Reports

Residential Market Report, June 2016

Gramercy Park, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$983K

21% YoY

NO. OF TRANSACTIONS

40

8% YoY

MEDIAN PRICE/SQ.FT.

\$1,692

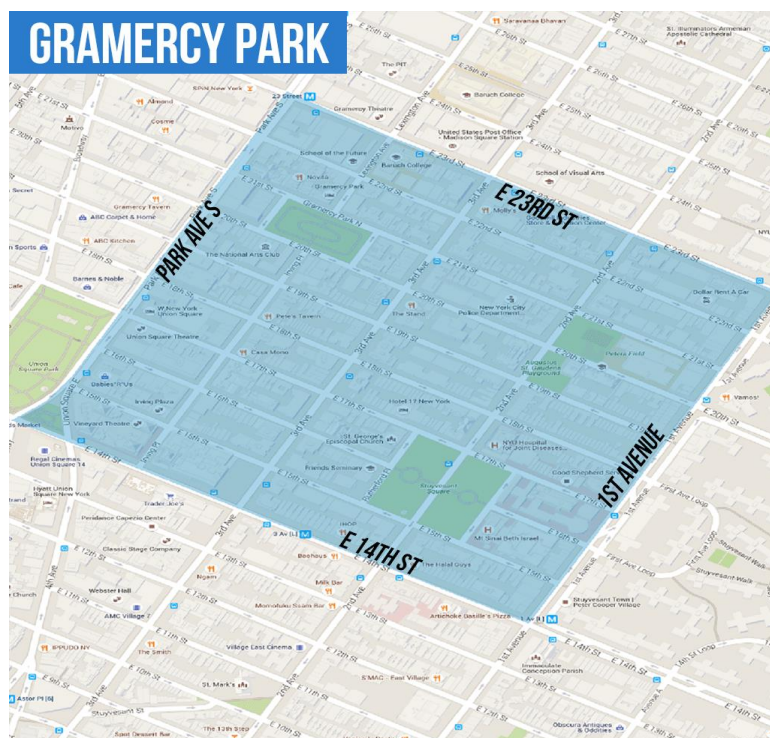
42% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.05M

5% YoY

NEIGHBORHOOD BOUNDARIES



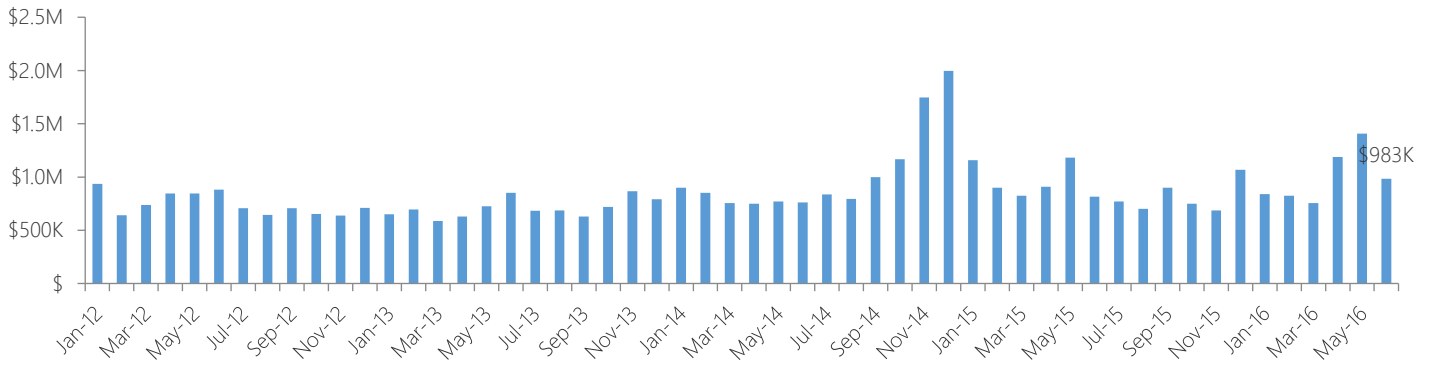
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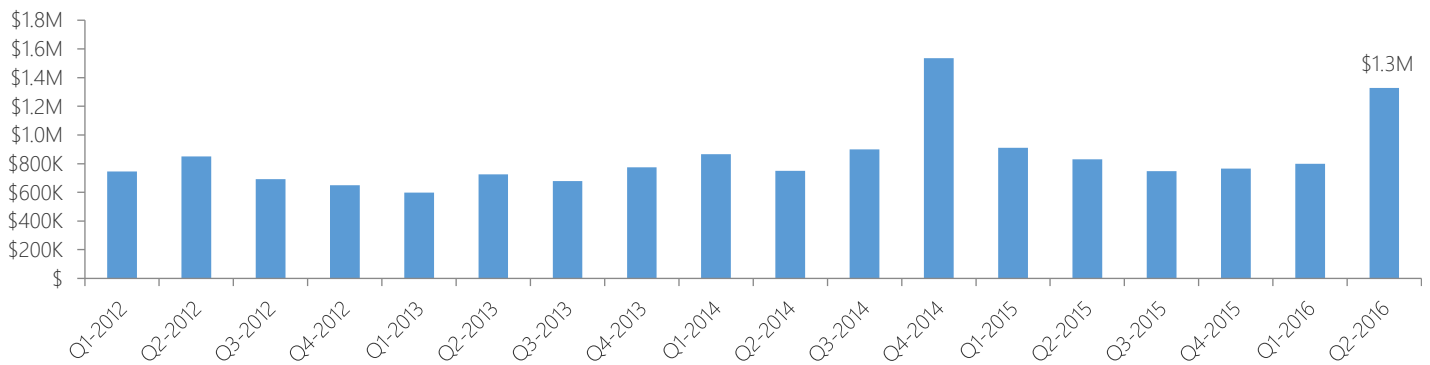
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RESIDENTIAL STATS

Median Sale Price by Month

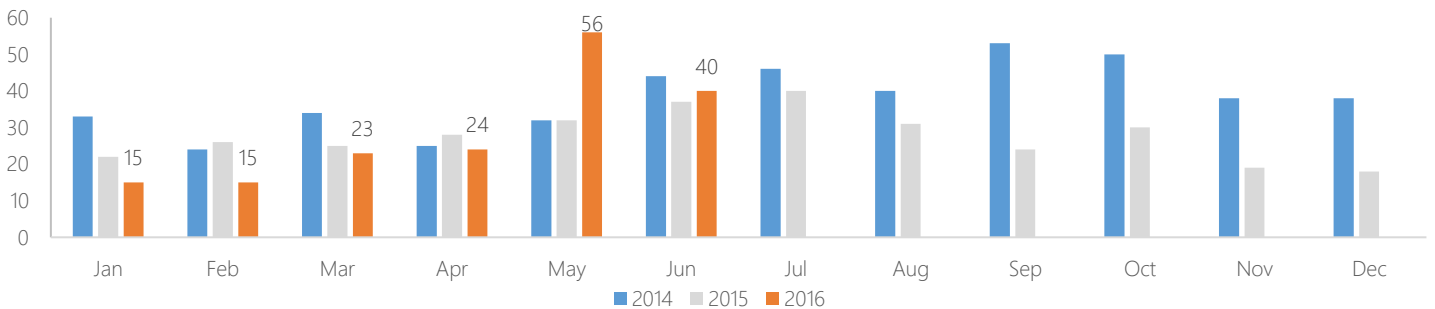


Median Sale Price by Quarter



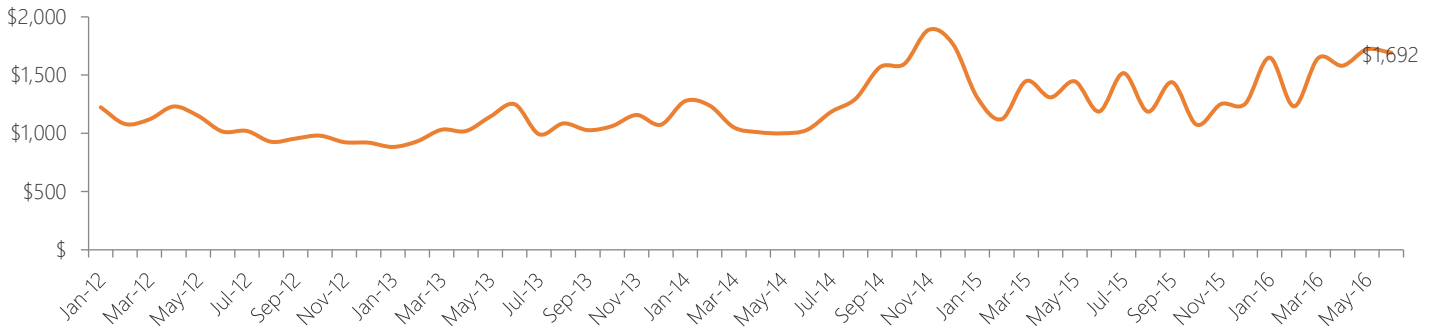
Number of Transactions

| Year | Jan | Feb | Mar | Apr | May | Jun | Jul | Aug | Sep | Oct | Nov | Dec |
|------|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|
| 2011 | 18 | 19 | 30 | 17 | 23 | 33 | 32 | 35 | 41 | 28 | 25 | 29 |
| 2012 | 21 | 26 | 18 | 27 | 38 | 46 | 38 | 36 | 38 | 22 | 24 | 33 |
| 2013 | 27 | 16 | 30 | 22 | 41 | 38 | 46 | 37 | 31 | 37 | 25 | 26 |
| 2014 | 33 | 24 | 34 | 25 | 32 | 44 | 46 | 40 | 53 | 50 | 38 | 38 |
| 2015 | 22 | 26 | 25 | 28 | 32 | 37 | 40 | 31 | 24 | 30 | 19 | 18 |
| 2016 | 15 | 15 | 23 | 24 | 56 | 40 | | | | | | |



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Median Sale Price per Square Foot

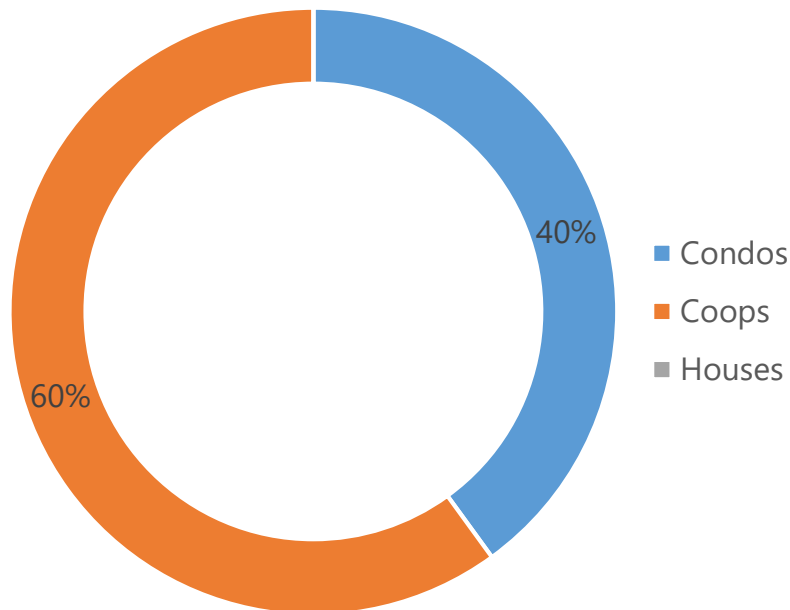


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

| Property Type | Median sale price | Y-o-Y | Median sale price/sqft | Y-o-Y | Transactions |
|---------------|-------------------|-------|------------------------|-------|--------------|
| Condos | \$2,347,066 | 40% | \$1,876 | 18% | 16 |
| Coops | \$689,500 | 12% | \$1,038 | -11% | 24 |
| Houses | - | - | - | - | 0 |

Number of Sales by Building Type



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LIST OF TRANSACTIONS

| Address | BBL | Sale date | Sale price | Property type | Sqft |
|-----------------------------|--------------|-----------|-------------|---------------|-------|
| 60-105 Gramercy Park N #11B | 1-00877-0009 | 17-Jun-16 | \$3,225,000 | Coop | |
| 234 East 23 Street #9C | 1-00903-1332 | 9-Jun-16 | \$2,866,050 | Condo | 1,597 |
| 234 East 23 Street #18B | 1-00903-1352 | 7-Jun-16 | \$2,723,819 | Condo | 1,212 |
| 234 East 23 Street #17A | 1-00903-1349 | 3-Jun-16 | \$2,571,081 | Condo | 1,377 |
| 234 East 23 Street #20A | 1-00903-1355 | 22-Jun-16 | \$2,450,000 | Condo | 1,229 |
| 234 East 23 Street #19A | 1-00903-1353 | 21-Jun-16 | \$2,387,796 | Condo | 1,229 |
| 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 |
| 321 2 Ave #1 | 1-00899-0029 | 2-Jun-16 | \$2,275,000 | Coop | |
| 235 East 22 Street #11ST | 1-00903-1127 | 8-Jun-16 | \$1,965,000 | Coop | |
| 234 East 23 Street #8C | 1-00903-1328 | 9-Jun-16 | \$1,736,116 | Condo | 1,026 |
| 305 2 Avenue #509 | 1-00898-1090 | 1-Jun-16 | \$1,552,831 | Condo | 849 |
| 234 East 23 Street #15A | 1-00903-1345 | 28-Jun-16 | \$1,522,284 | Condo | 733 |
| 234 East 23 Street #11A | 1-00903-1336 | 2-Jun-16 | \$1,379,729 | Condo | 733 |
| 147-155 3 Ave #5G | 1-00897-0001 | 7-Jun-16 | \$1,162,500 | Coop | |
| 145-154 E 15 St #6A | 1-00871-0039 | 1-Jun-16 | \$1,150,000 | Coop | 875 |
| 235 East 22 Street #10I | 1-00903-1127 | 7-Jun-16 | \$1,100,000 | Coop | |
| 145-154 E 15 St #10G | 1-00871-0039 | 7-Jun-16 | \$865,000 | Coop | 725 |
| 7 Lexington Ave #9F | 1-00877-0067 | 20-Jun-16 | \$817,500 | Coop | 575 |
| 7 Lexington Ave #6E | 1-00877-0067 | 14-Jun-16 | \$799,000 | Coop | |
| 1 Irving Place #U14 | 1-00870-1470 | 1-Jun-16 | \$750,000 | Condo | 459 |
| 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 |
| 235 East 22 Street #4T | 1-00903-1127 | 9-Jun-16 | \$680,000 | Coop | 775 |
| 323-327 2 Ave #1W | 1-00899-0032 | 3-Jun-16 | \$635,000 | Coop | |
| 230 E 15 St #2P | 1-00896-0032 | 22-Jun-16 | \$585,000 | Coop | 550 |
| 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 |
| 246 East 20 Street #4A | 1-00876-1116 | 15-Jun-16 | \$556,000 | Condo | 381 |
| 235 East 22 Street #RES1 | 1-00903-1127 | 23-Jun-16 | \$487,500 | Coop | |
| 210-212 E 21 St #3A | 1-00901-0052 | 3-Jun-16 | \$475,000 | Coop | |
| 39 A Gramercy Park #4B | 1-00877-0035 | 29-Jun-16 | \$450,000 | Coop | |
| 382-390 2 Ave #3C | 1-00928-0001 | 15-Jun-16 | \$360,000 | Coop | |
| 210-212 E 21 St #6B | 1-00901-0052 | 17-Jun-16 | \$325,000 | Coop | |
| 210-212 E 21 St #2D | 1-00901-0052 | 30-Jun-16 | \$300,000 | Coop | 400 |

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