

RESIDENTIAL

Warren
Lewis

Sotheby's

INTERNATIONAL REALTY

Sutton Place Report

A monthly analysis of residential sales
in Sutton Place, Manhattan

DECEMBER 2015

Residential Market Report, December 2015
Sutton Place, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$945K

-5% Y-o-Y

NO. OF TRANSACTIONS

24

-27% Y-o-Y

MEDIAN PRICE/SQ. FT.

\$933

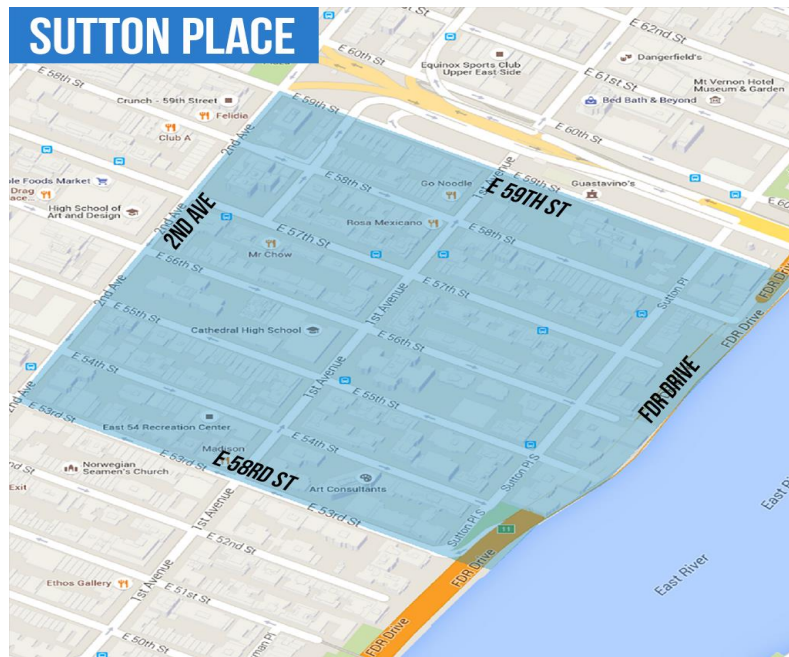
-15% Y-o-Y

BOROUGH MEDIAN SALE PRICE

\$1.1M

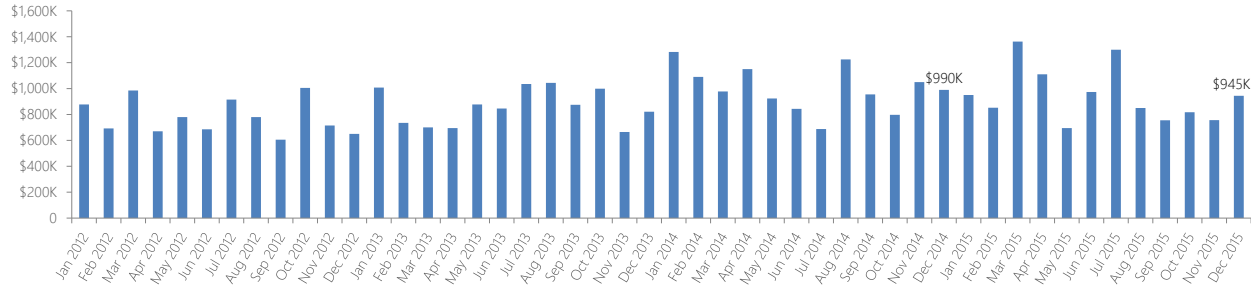
9% Y-o-Y

NEIGHBORHOOD BOUNDARIES

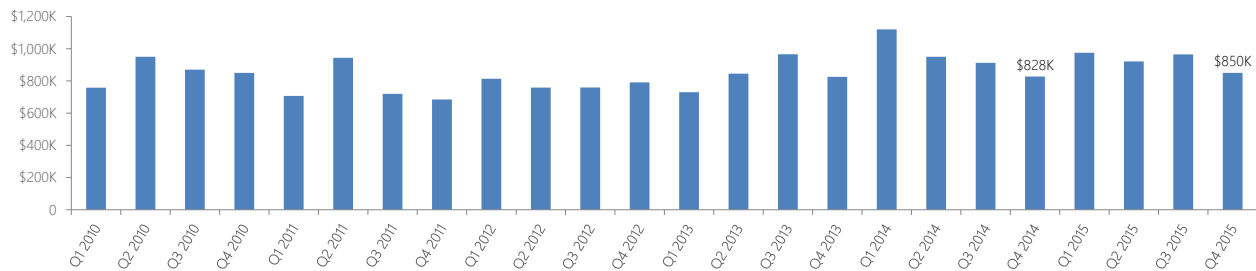


RESIDENTIAL STATS

Median Sale Price by Month

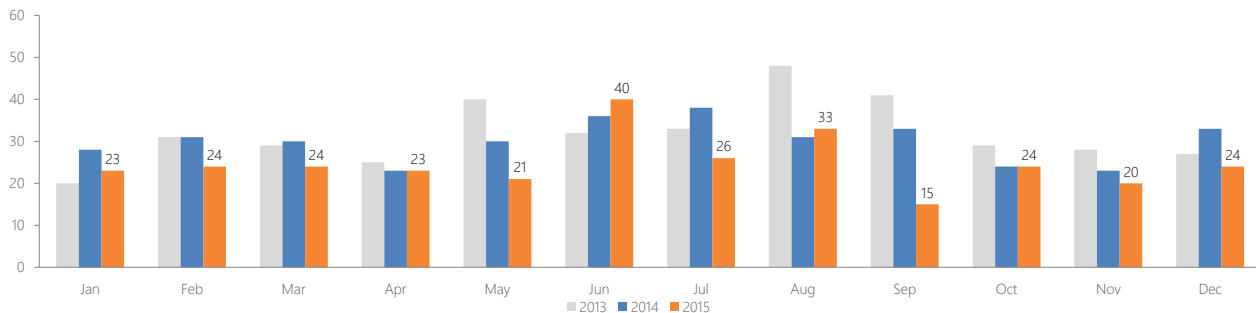


Median Sale Price by Quarter

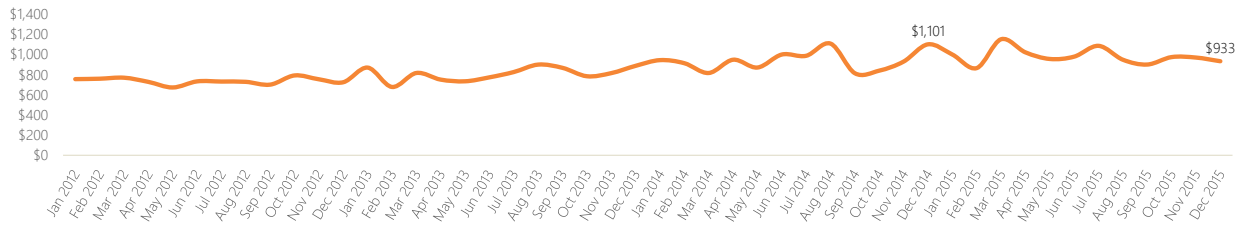


Number of Transactions

Month	2010	2011	2012	2013	2014	2015
Jan	30	20	24	20	28	23
Feb	15	18	22	31	31	24
Mar	27	27	32	29	30	24
Apr	22	14	23	25	23	23
May	20	23	25	40	30	21
Jun	25	25	24	32	36	40
Jul	29	18	30	33	38	26
Aug	26	27	30	48	31	33
Sep	19	28	21	41	33	15
Oct	37	26	30	29	24	24
Nov	23	13	34	28	23	20
Dec	25	15	30	27	33	24



▶ 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	\$1,344,599	43%	\$1,516	25%	1
Co-ops	\$899,000	-9%	\$928	-7%	23
Houses	n/a	n/a	n/a	n/a	n/a

▶ Number of Sales by Building Type

Co-ops
95.8%



Condos
4.2%

LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
430 E 57 St #12D	1-01368-0036	17-Dec-15	\$2,150,000	Coop	n/a
419-425 E 58 St #5B	1-01370-0015	08-Dec-15	\$1,870,000	Coop	n/a
60 Sutton Pl S #6DS	1-01365-0020	14-Dec-15	\$1,800,000	Coop	n/a
418 E 59 St #30A	1-01370-0038	08-Dec-15	\$1,645,000	Coop	n/a
14 Sutton Pl S #4C	1-01368-0024	29-Dec-15	\$1,375,000	Coop	n/a
400 E 56 St #8P	1-01367-0001	14-Dec-15	\$1,350,000	Coop	n/a
400 East 54 Street #23B	1-01365-1465	21-Dec-15	\$1,344,599	Condo	887
317-325 E 57 St #2B	1-01350-0011	22-Dec-15	\$1,321,000	Coop	n/a
14 Sutton Pl S #7F	1-01368-0024	17-Dec-15	\$1,300,000	Coop	n/a
440 E 56 St #7C	1-01367-0031	08-Dec-15	\$1,282,500	Coop	n/a
14 Sutton Pl S #5D	1-01368-0024	21-Dec-15	\$1,250,000	Coop	n/a
60 Sutton Pl S #4EN	1-01365-0020	17-Dec-15	\$990,000	Coop	n/a
345 East 56 Street #10C	1-01349-1004	21-Dec-15	\$899,000	Coop	n/a
425 E 54 St #4O	1-01366-0016	10-Dec-15	\$895,000	Coop	n/a
400 E 56 St #7O	1-01367-0001	17-Dec-15	\$850,000	Coop	n/a
36 E 56 St #2G	1-01367-0020	10-Dec-15	\$830,000	Coop	n/a
25-35 Sutton Pl S #14A	1-01371-0038	09-Dec-15	\$760,000	Coop	n/a
300 E 54 St #7A	1-01346-0049	04-Dec-15	\$710,000	Coop	n/a
411 E 57 St #5B	1-01369-0002	01-Dec-15	\$630,000	Coop	n/a
351 East 57 Street #8B	1-01350-1017	04-Dec-15	\$512,500	Coop	n/a
1084 2 Ave #11H	1-01350-0001	23-Dec-15	\$495,000	Coop	n/a
425 E 54 St #2J	1-01366-0016	10-Dec-15	\$345,000	Coop	n/a
1084 2 Ave #15A	1-01350-0001	22-Dec-15	\$345,000	Coop	n/a
36 E 56 St #1B	1-01367-0020	28-Dec-15	\$270,000	Coop	n/a