

SUTTON PLACE

A monthly analysis of residential sales
in Sutton Place, Manhattan

June 2016



The RATNER Team Market Reports

Residential Market Report, June 2016

Sutton Place, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$925K

-5% YoY

NO. OF TRANSACTIONS

32

-20% YoY

MEDIAN PRICE/SQ.FT.

\$957

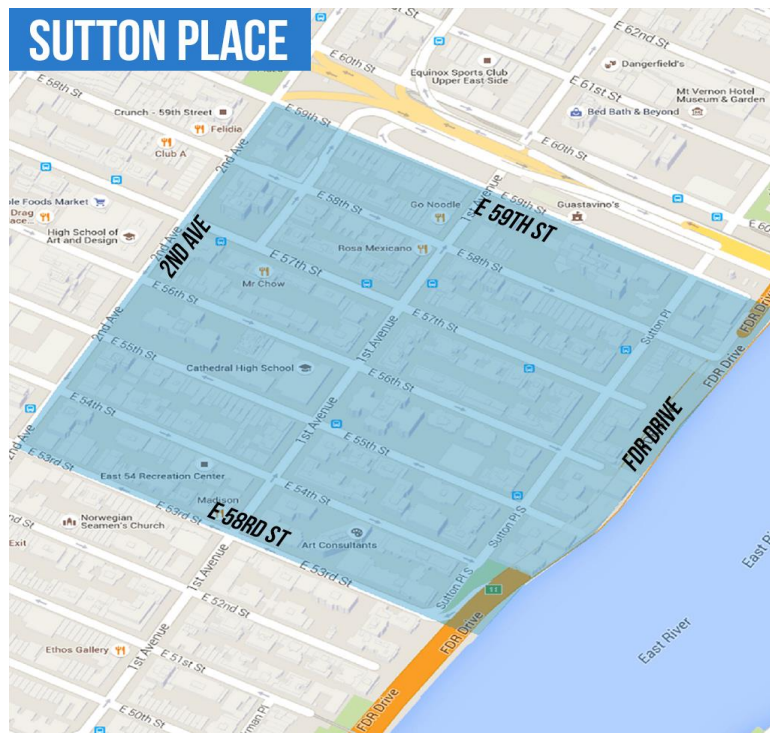
-3% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.05M

5% YoY

NEIGHBORHOOD BOUNDARIES



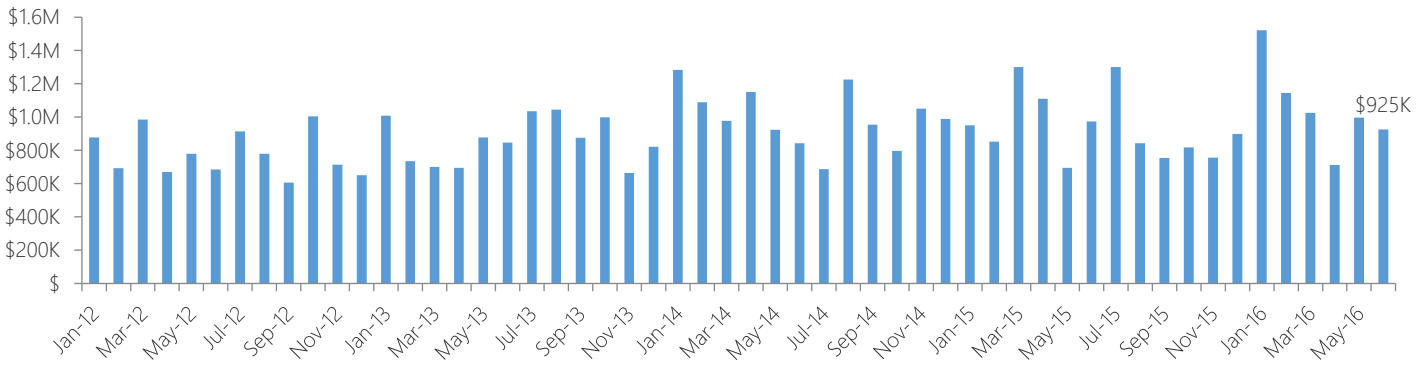
o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

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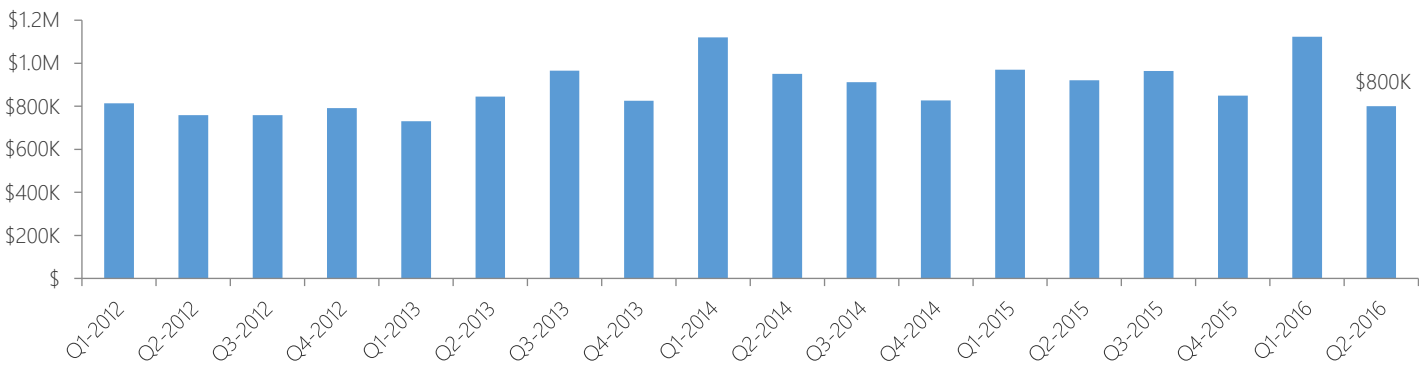
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RESIDENTIAL STATS

Median Sale Price by Month

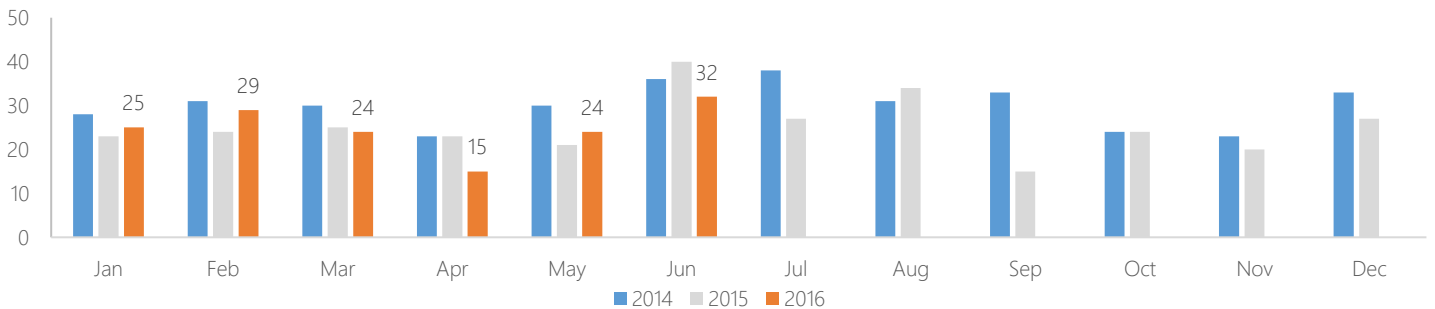


Median Sale Price by Quarter



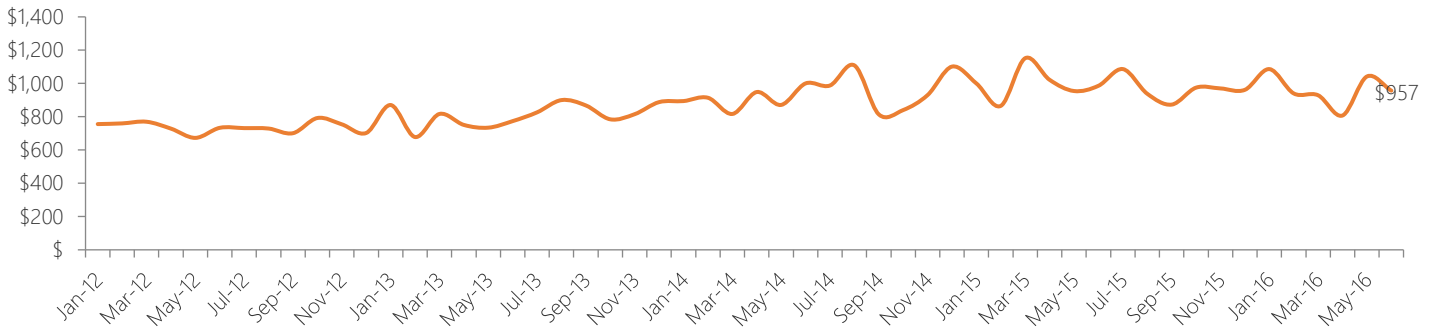
Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2011	20	18	27	14	23	25	18	27	28	26	13	15
2012	24	22	32	23	25	24	30	30	21	30	34	30
2013	20	31	29	25	40	32	33	48	41	29	28	27
2014	28	31	30	23	30	36	38	31	33	24	23	33
2015	23	24	25	23	21	40	27	34	15	24	20	27
2016	25	29	24	15	24	32						



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Median Sale Price per Square Foot

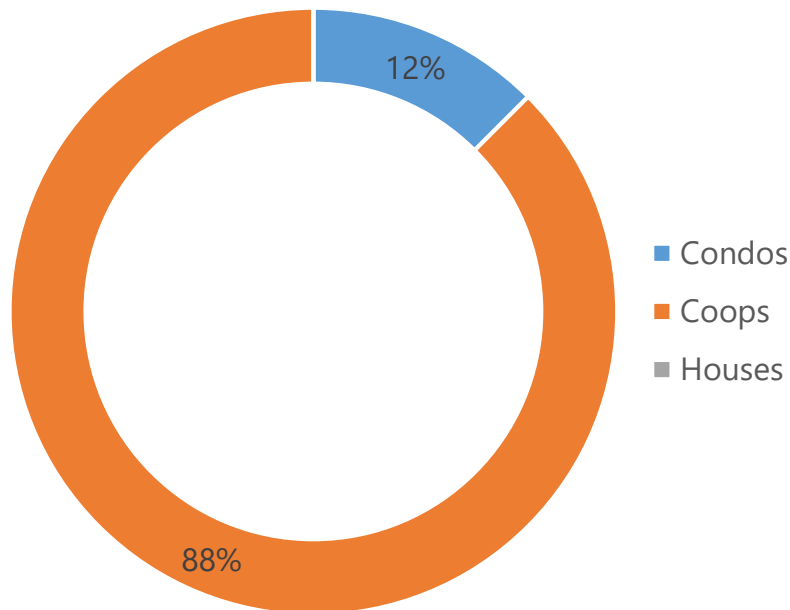


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,435,000	-16%	\$1,303	3%	4
Coops	\$780,000	-18%	\$943	-2%	28
Houses	-	-	-	-	0

Number of Sales by Building Type



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LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
2 Sutton Pl S #18A	1-01368-0025	7-Jun-16	\$3,000,000	Coop	
300 East 55 Street #STO15	1-01347-1135	24-Jun-16	\$2,650,000	Condo	23
400 E 56 St #21N	1-01367-0001	20-Jun-16	\$2,156,000	Coop	
60 Sutton Pl S #9DS	1-01365-0020	9-Jun-16	\$1,810,000	Coop	1,300
423 East 54 Street #12F	1-01366-1051	16-Jun-16	\$1,595,000	Condo	1,178
400 E 56 St #4B	1-01367-0001	1-Jun-16	\$1,435,000	Coop	1,500
400 E 56 St #11H	1-01367-0001	24-Jun-16	\$1,400,000	Coop	1,489
25-35 Sutton Pl S #16P	1-01371-0038	2-Jun-16	\$1,350,000	Coop	
36 E 56 St #4F	1-01367-0020	28-Jun-16	\$1,335,000	Coop	1,400
420 East 58 Street #15B	1-01369-1039	30-Jun-16	\$1,275,000	Condo	1,019
1076-1082 1 Ave #13E	1-01370-0046	21-Jun-16	\$1,250,047	Coop	1,250
400 East 54 Street #17B	1-01365-1417	15-Jun-16	\$1,108,000	Condo	887
60 Sutton Pl S #6EN	1-01365-0020	13-Jun-16	\$1,100,000	Coop	1,000
16 Sutton Pl S #3C	1-01369-0026	2-Jun-16	\$1,050,000	Coop	
60 Sutton Pl S #6BN	1-01365-0020	7-Jun-16	\$925,000	Coop	950
60 Sutton Pl S #4MS	1-01365-0020	15-Jun-16	\$781,000	Coop	
333 E 55 St #14D	1-01348-0016	2-Jun-16	\$780,000	Coop	
333 E 53 St #12H	1-01346-0014	30-Jun-16	\$729,000	Coop	740
1084 2 Ave #9J	1-01350-0001	7-Jun-16	\$685,000	Coop	1,300
1076-1082 1 Ave #4A	1-01370-0046	28-Jun-16	\$660,000	Coop	700
333 E 53 St #2H	1-01346-0014	28-Jun-16	\$625,000	Coop	
1084 2 Ave #14H	1-01350-0001	9-Jun-16	\$417,500	Coop	
425 E 54 St #10T	1-01366-0016	23-Jun-16	\$400,000	Coop	580
425 E 54 St #6T	1-01366-0016	3-Jun-16	\$400,000	Coop	550
333 E 53 St #1M	1-01346-0014	23-Jun-16	\$400,000	Coop	
321 E 54 St #3D	1-01347-0009	30-Jun-16	\$372,000	Coop	
1084 2 Ave #12A	1-01350-0001	2-Jun-16	\$355,000	Coop	725
333 E 53 St #8B	1-01346-0014	13-Jun-16	\$350,000	Coop	400
1084 2 Ave #27L	1-01350-0001	9-Jun-16	\$275,000	Coop	425

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