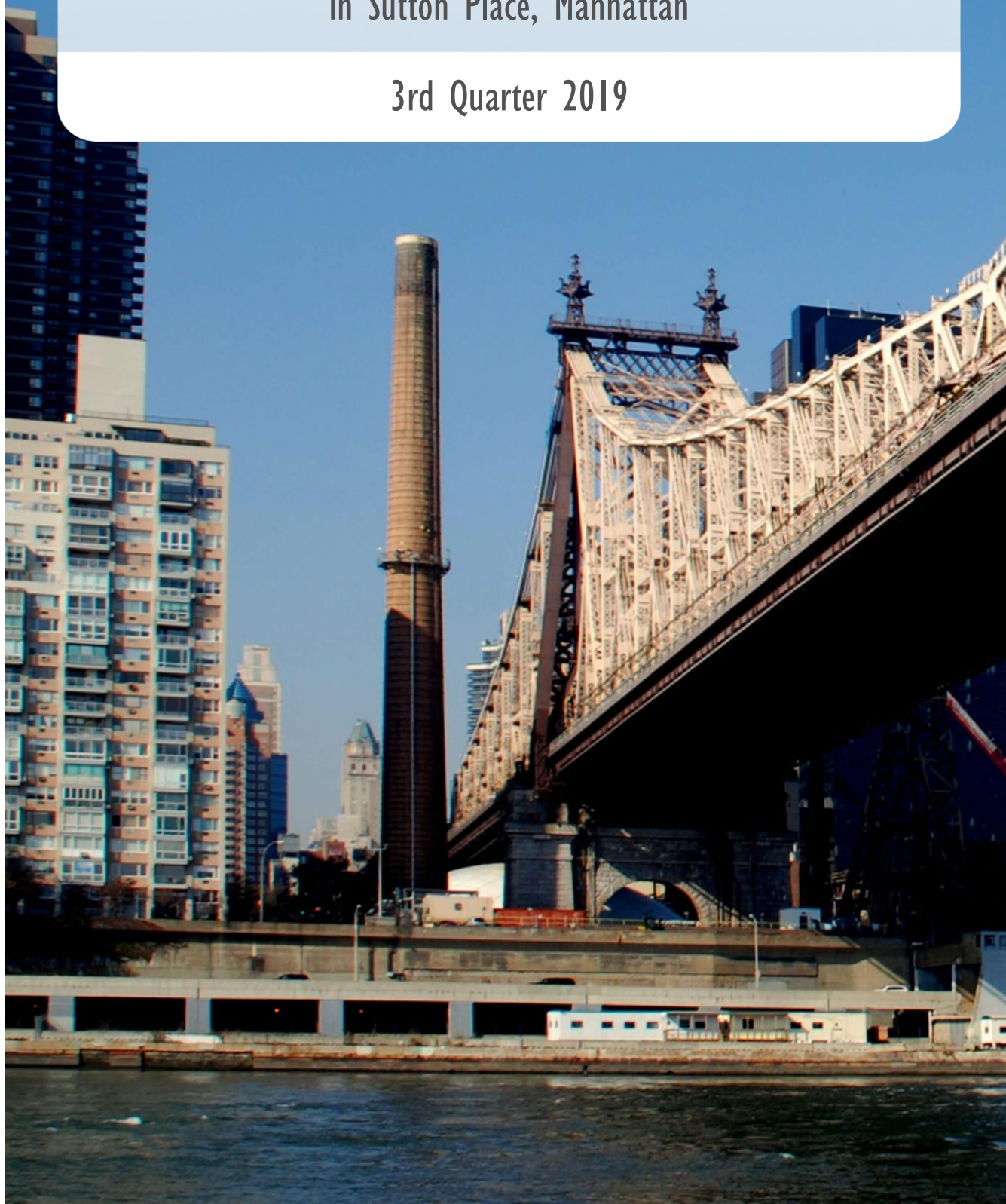


SUTTON PLACE

A quarterly analysis of residential sales
in Sutton Place, Manhattan

3rd Quarter 2019



The RATNER Team Market Report

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Residential Market Report, 3rd Quarter 2019

Sutton Place, Manhattan

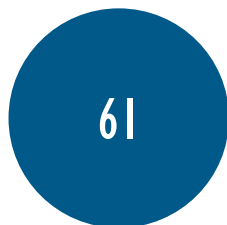
SUMMARY

MEDIAN SALE PRICE



-6% YoY

NO. OF TRANSACTIONS



-21% YoY

MEDIAN PRICE/SQ.FT.



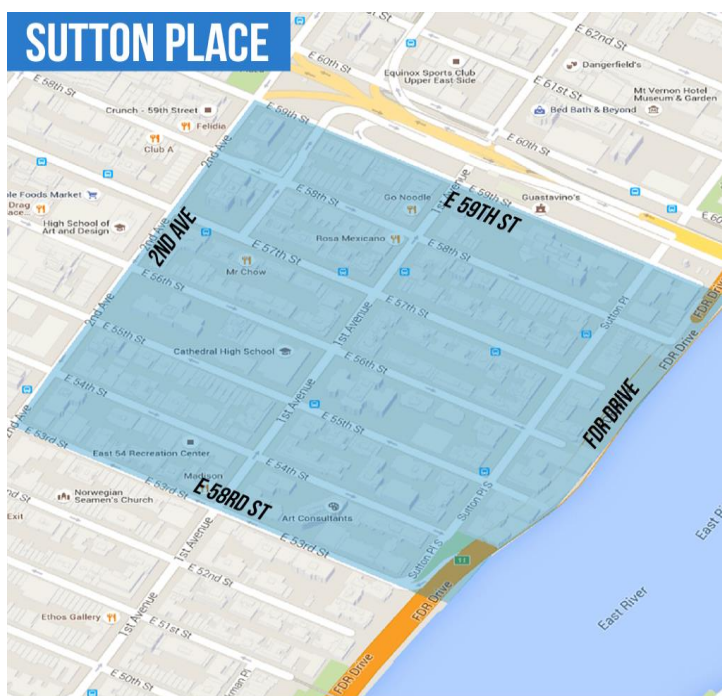
4% YoY

MANHATTAN
MEDIAN SALE PRICE



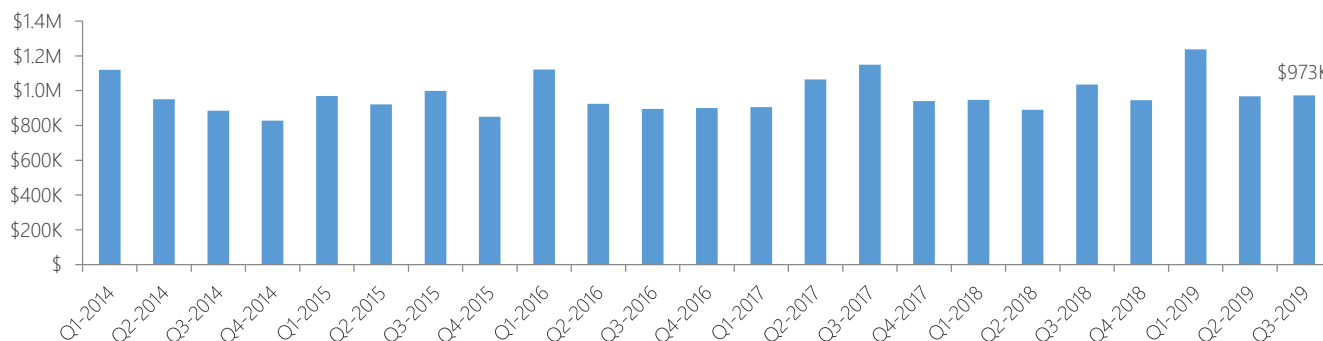
-9% YoY

NEIGHBORHOOD BOUNDARIES

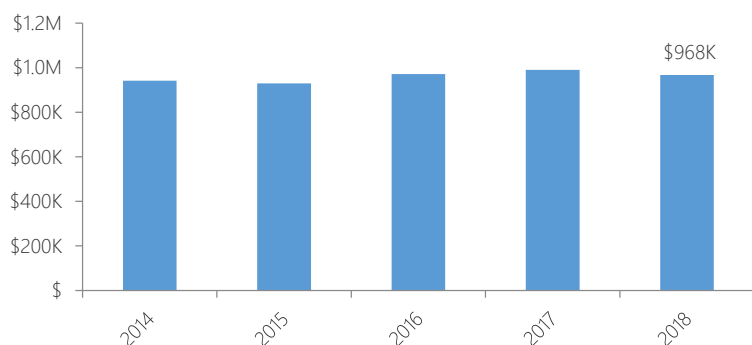


RESIDENTIAL STATS

Median Sale Price by Quarter

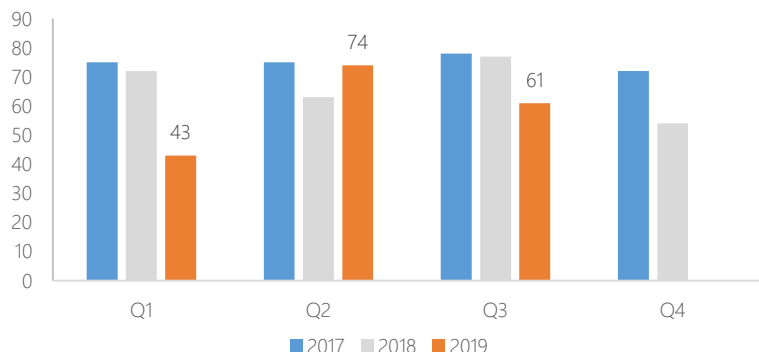


Median Sale Price by Year

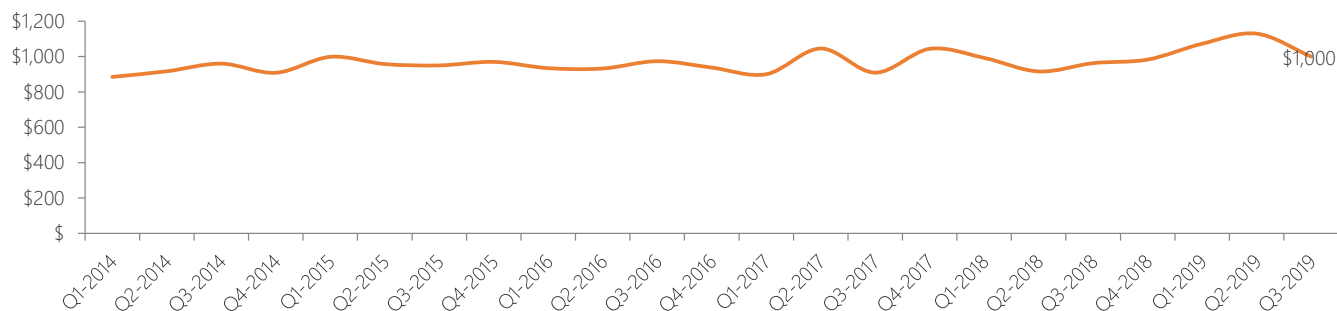


Number of Transactions

Quarter	2014	2015	2016	2017	2018	2019
Q1	89	72	78	75	72	43
Q2	89	84	75	75	63	74
Q3	103	77	66	78	77	61
Q4	80	72	67	72	54	



Median Sale Price per Square Foot

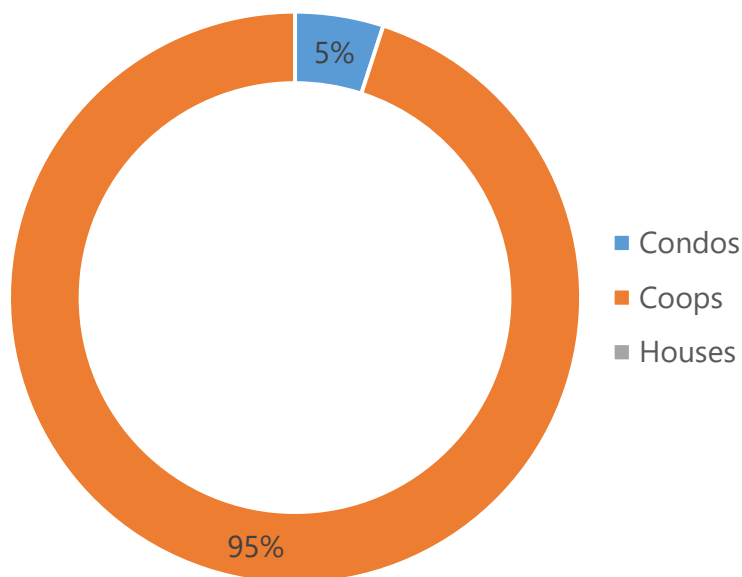


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,400,000	135%	\$1,087	-9%	3
Coops	\$950,000	-6%	\$967	3%	57
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
2 Sutton Pl S #8S	1-01368-0025	26-Aug-19	\$2,950,000	Coop	
60 Sutton Pl S #19CS	1-01365-0020	5-Sep-19	\$2,875,000	Coop	2,300
444 E 57th St #12E	1-01368-1035	15-Aug-19	\$2,800,000	Condo	2,190
430 E 57th St #8D	1-01368-0036	19-Aug-19	\$2,715,000	Coop	
60 Sutton Pl S #14IJK	1-01365-0020	29-Aug-19	\$2,625,000	Coop	2,730
415 E 54th St #21M	1-01366-1079	24-Sep-19	\$2,400,000	Condo	2,244
300 E 59th St #1402	1-01351-0001	26-Aug-19	\$1,999,999	Coop	2,000
20 Sutton Pl S #11D	1-01367-0026	13-Sep-19	\$1,800,000	Coop	
425 E 58th St #45B	1-01370-0015	15-Aug-19	\$1,795,000	Coop	
400 E 56th St #15H	1-01367-0001	19-Aug-19	\$1,725,000	Coop	
400 E 56th St #7H	1-01367-0001	7-Aug-19	\$1,650,000	Coop	1,490
60 Sutton Pl S #3CS	1-01365-0020	24-Jul-19	\$1,595,000	Coop	
45 Sutton Pl S #8L	1-01371-0014	26-Aug-19	\$1,584,158	Coop	1,550
447 E 57th St #9A	1-01369-0016	31-Jul-19	\$1,550,000	Coop	
400 E 56th St #19B	1-01367-0001	17-Jul-19	\$1,500,000	Coop	1,374
45 Sutton Pl S #12M	1-01371-0014	22-Aug-19	\$1,400,000	Coop	1,400
430 E 57th St #2D	1-01368-0036	28-Aug-19	\$1,350,000	Coop	
60 Sutton Pl S #1DN	1-01365-0020	15-Aug-19	\$1,325,000	Coop	
35 Sutton Pl #16D	1-01372-0073	14-Aug-19	\$1,300,000	Coop	
418 E 59th St #36A	1-01370-0038	27-Sep-19	\$1,300,000	Coop	
447 E 57th St #9B	1-01369-0016	31-Jul-19	\$1,210,000	Coop	1,600
418 E 59th St #7A	1-01370-0038	4-Sep-19	\$1,200,000	Coop	
351 E 57th St #15D	1-01350-1017	24-Jul-19	\$1,200,000	Coop	1,300
25 Sutton Pl S #17D	1-01371-0038	19-Aug-19	\$1,200,000	Coop	
424 E 57th St #6B	1-01368-0039	11-Sep-19	\$1,099,000	Coop	
345 E 56th St #PHC	1-01349-1004	2-Jul-19	\$1,075,000	Coop	
300 E 59th St #1505	1-01351-0001	30-Jul-19	\$1,070,000	Coop	1,100
50 Sutton Pl S #6L	1-01366-0025	13-Sep-19	\$1,065,000	Coop	
45 Sutton Pl S #10B	1-01371-0014	17-Jul-19	\$995,000	Coop	
303 E 57th St #36B	1-01350-0001	18-Jul-19	\$950,000	Coop	1,800
400 E 56th St #11C	1-01367-0001	28-Aug-19	\$950,000	Coop	
411 E 57th St #12D	1-01369-0002	24-Jul-19	\$940,000	Coop	
45 Sutton Pl S #9G	1-01371-0014	9-Aug-19	\$930,000	Coop	
20 Sutton Pl S #4A	1-01367-0026	1-Jul-19	\$920,000	Coop	
430 E 56th St #11B	1-01367-0035	19-Sep-19	\$910,000	Coop	
45 Sutton Pl S #17G	1-01371-0014	17-Jul-19	\$905,000	Coop	
347 E 53rd St #6B	1-01346-0020	13-Aug-19	\$757,500	Coop	
60 Sutton Pl S #12HN	1-01365-0020	31-Jul-19	\$750,000	Coop	700
320 E 54th St #10B	1-01346-1074	17-Jul-19	\$750,000	Condo	690
25 Sutton Pl S #7I	1-01371-0038	21-Aug-19	\$746,640	Coop	
420 E 55th St #2N	1-01366-0016	29-Aug-19	\$730,694	Coop	
440 E 56th St #9B	1-01367-0031	1-Jul-19	\$725,000	Coop	
60 Sutton Pl S #10NN	1-01365-0020	1-Aug-19	\$710,000	Coop	
300 E 54th St #25E	1-01346-0049	4-Sep-19	\$675,000	Coop	650
419 E 57th St #3E	1-01369-0007	26-Jul-19	\$650,000	Coop	
60 Sutton Pl S #2HS	1-01365-0020	8-Aug-19	\$640,000	Coop	
303 E 57th St #26G	1-01350-0001	15-Jul-19	\$628,000	Coop	
345 E 57th St #4C	1-01350-0020	10-Sep-19	\$625,000	Coop	
333 E 53rd St #1F	1-01346-0014	23-Sep-19	\$610,000	Coop	800
333 E 55th St #2H	1-01348-0016	24-Sep-19	\$595,000	Coop	800



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Address	BBL	Sale date	Sale price	Property type	Sqft
60 Sutton Pl S #3MN	1-01365-0020	16-Jul-19	\$590,000	Coop	
351 E 57th St #10E	1-01350-1017	16-Jul-19	\$580,000	Coop	700
400 E 56th St #39K	1-01367-0001	4-Sep-19	\$550,000	Coop	
351 E 57th St #2F	1-01350-1017	28-Aug-19	\$530,000	Coop	
351 E 57th St #2E	1-01350-1017	16-Sep-19	\$516,000	Coop	
60 Sutton Pl S #12IN	1-01365-0020	6-Aug-19	\$435,000	Coop	500
339 E 58th St #9H	1-01351-0017	29-Aug-19	\$335,000	Coop	400
320 E 57th St #12	1-01349-0044	8-Jul-19	\$175,000	Coop	



THE RATNER TEAM



David Ratner

Commercial & Residential
Brooklyn Expert

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Jessie Torres

NYC Condo, Co-op &
New Development Expert

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Eiffel DelRosario

Residential Sales &
Rentals Specialist

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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

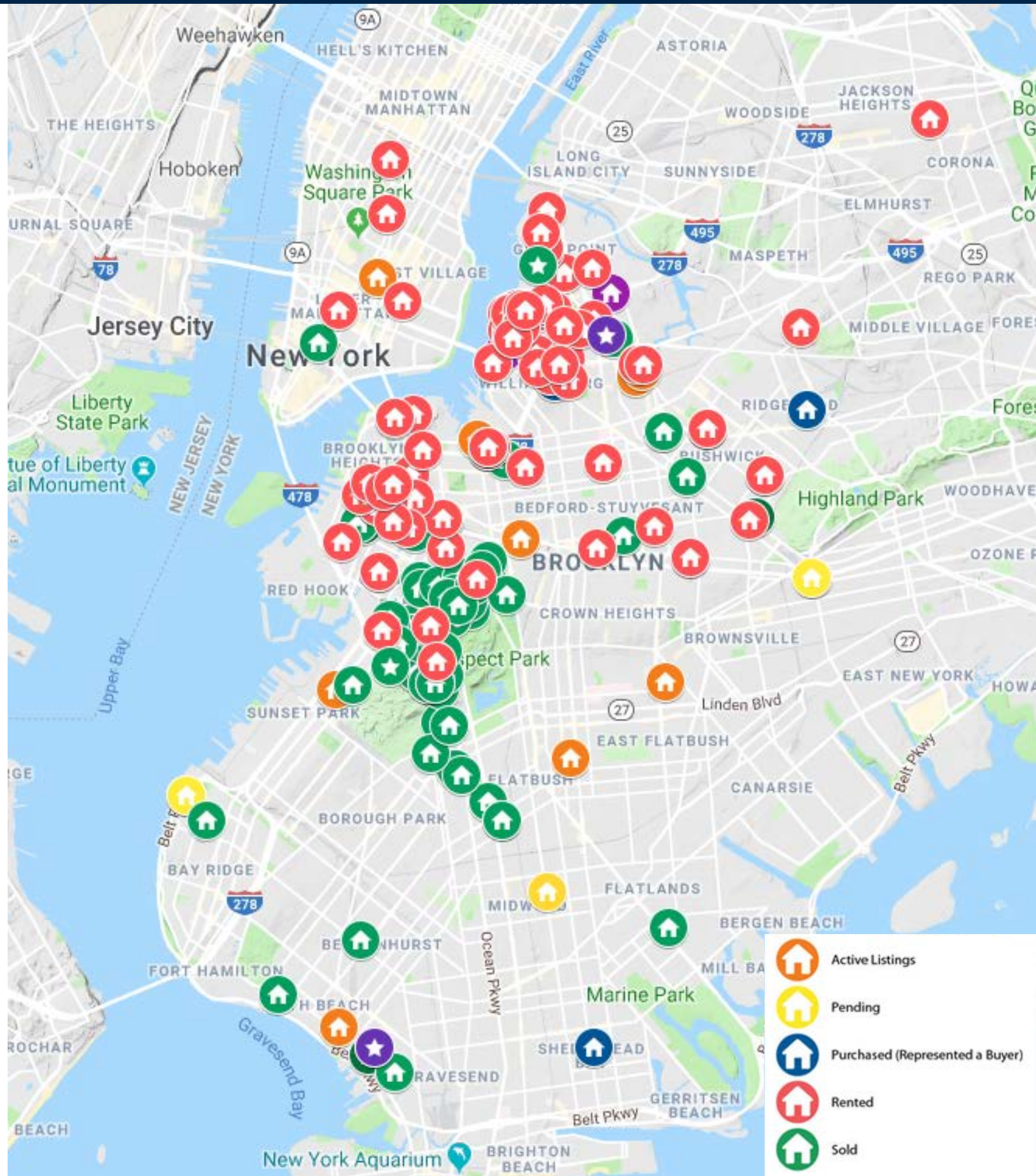
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him 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

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