

DOWNTOWN MANHATTAN

A quarterly analysis of residential sales
in Downtown Manhattan, Manhattan

4th Quarter 2017



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Residential Market Report, 4th Quarter 2017

Downtown Manhattan, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.35M

-5% YoY

NO. OF TRANSACTIONS

561

-13% YoY

MEDIAN PRICE/SQ.FT.

\$1,514

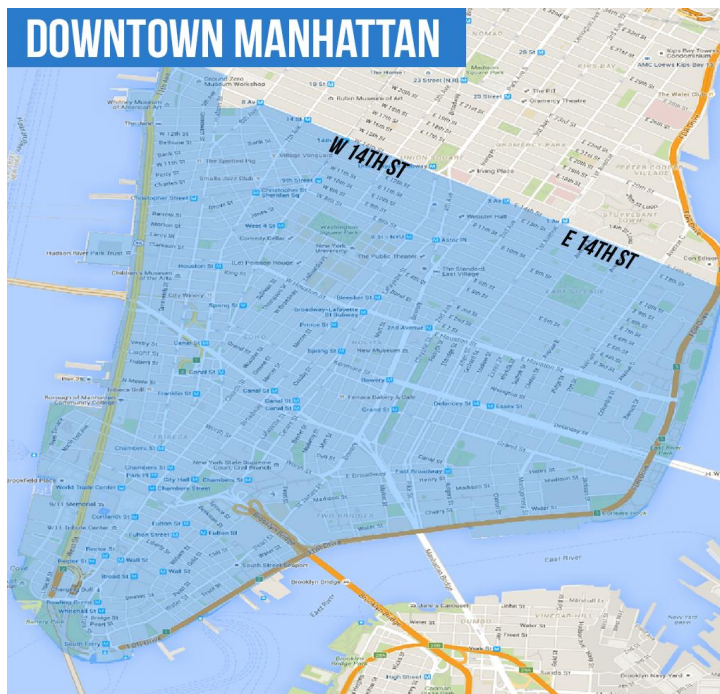
-5% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.1M

11% YoY

NEIGHBORHOOD BOUNDARIES

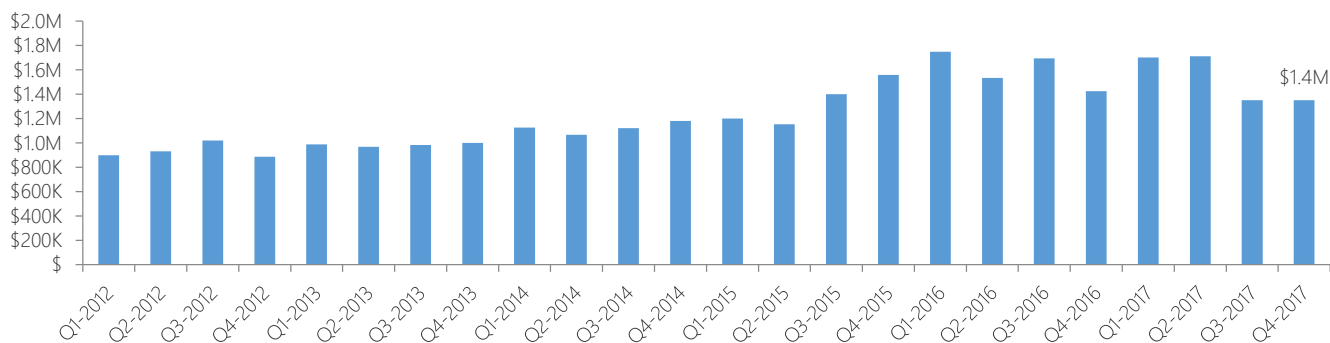


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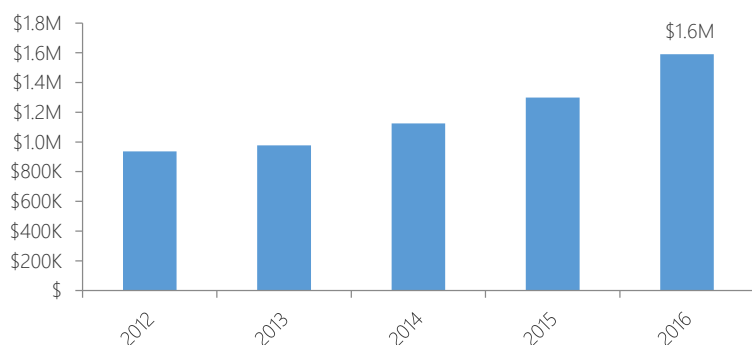


RESIDENTIAL STATS

Median Sale Price by Quarter

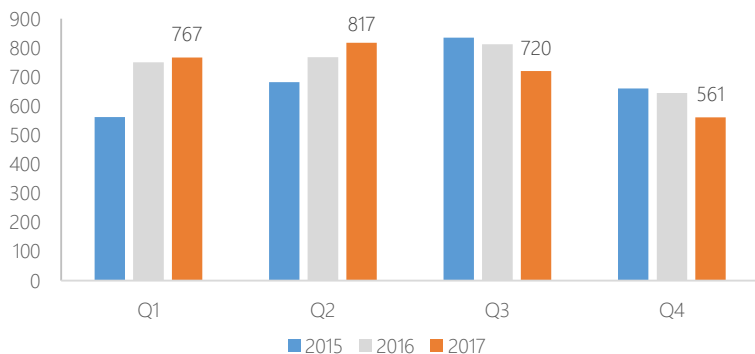


Median Sale Price by Year



Number of Transactions

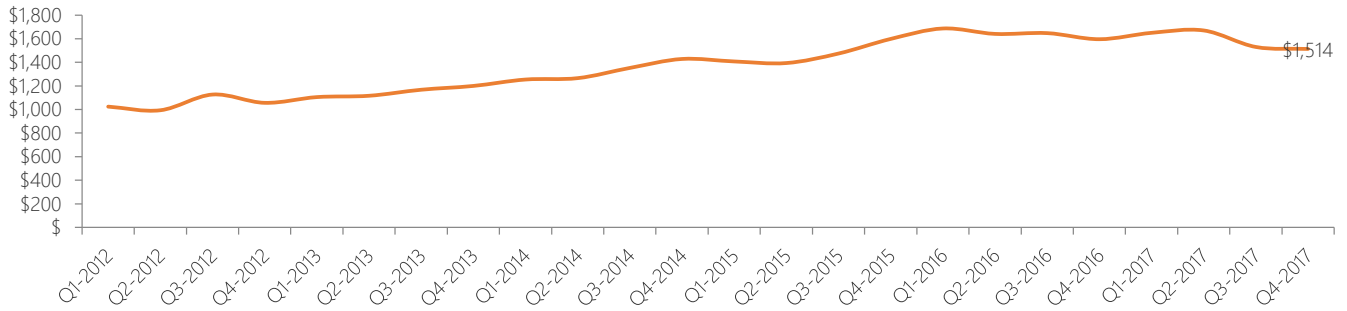
Quarter	2012	2013	2014	2015	2016	2017
Q1	528	597	649	562	750	767
Q2	752	902	768	682	768	817
Q3	822	972	809	835	812	720
Q4	771	745	669	660	645	561



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Median Sale Price per Square Foot

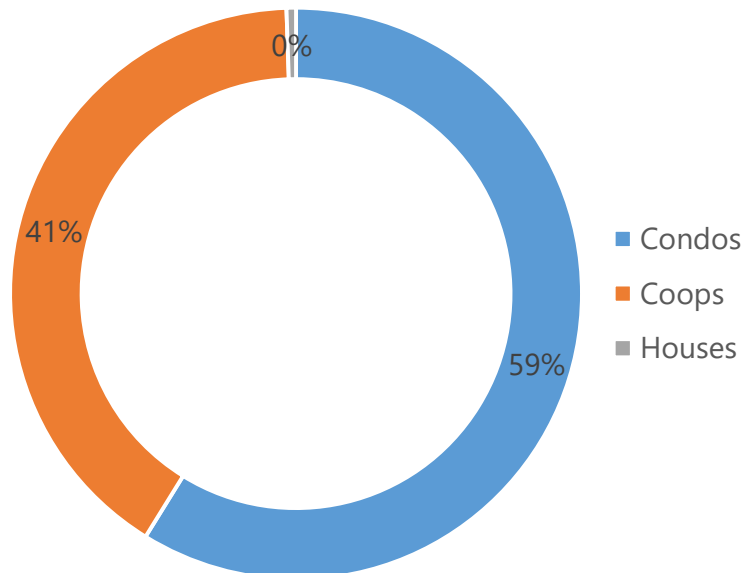


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,937,500	-20%	\$1,632	-5%	330
Coops	\$851,000	-3%	\$1,278	0%	228
Houses	\$12,550,000	813%	\$3,919	228%	3

Number of Sales by Building Type



TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
275 W 10 St #PHC	1-00631-1254	14-Dec-17	\$34,620,500	Condo	
140 W 12 St #PH7A	1-00607-1498	29-Nov-17	\$19,500,000	Condo	4,317
26 Bank St	1-00614-0019	12-Oct-17	\$17,850,000	House	4,170
215 Chrystie St #PH3	1-00427-1610	11-Dec-17	\$16,000,000	Condo	
42-50 Wooster St #7NO	1-00475-1335	29-Dec-17	\$15,700,000	Condo	3,209
57 Bank St	1-00624-0056	21-Nov-17	\$12,550,000	House	3,202
11 Beach St #PHA	1-00212-1426	28-Nov-17	\$12,450,000	Condo	3,931
87 Leonard St #PHB	1-00174-1307	2-Nov-17	\$11,711,875	Condo	
42 Crosby St #5S	1-00483-1109	13-Oct-17	\$10,545,356	Condo	
33 Charles St	1-00612-0036	8-Dec-17	\$10,500,000	House	3,196
66 Leonard St #PH	1-00173-1049	23-Oct-17	\$10,368,000	Condo	6,699
42 Crosby St #4S	1-00483-1107	6-Dec-17	\$10,200,000	Condo	
42 Crosby St #3S	1-00483-1105	12-Dec-17	\$9,950,000	Condo	
75-87 Grand St #2	1-00229-0022	29-Nov-17	\$9,750,000	Coop	4,500
17 E 12 St #9	1-00570-1308	1-Dec-17	\$9,571,550	Condo	
175 W 10 St #PH	1-00611-1007	30-Nov-17	\$9,500,000	Condo	
66 E 11 St #TH	1-00562-1202	18-Dec-17	\$9,000,000	Condo	6,667
42 Crosby St #2N	1-00483-1104	17-Oct-17	\$8,909,688	Condo	
51-53 Leonard St #PH	1-00177-1008	28-Dec-17	\$8,900,000	Condo	3,334
10 Sullivan St #15A	1-00490-1123	15-Nov-17	\$8,807,863	Condo	
42 Crosby St #6N	1-00483-1111	12-Oct-17	\$8,800,000	Condo	
140 West St #19B	1-00084-1124	19-Oct-17	\$8,655,125	Condo	3,652
155 W 11 St #11B	1-00607-1379	27-Nov-17	\$8,569,157	Condo	2,398
40 Bond St #9B	1-00530-1524	9-Nov-17	\$8,500,000	Condo	2,076
56 Leonard St #41AE	1-00176-1116	4-Dec-17	\$8,400,000	Condo	
43 Clarkson St #2A	1-00601-1204	4-Dec-17	\$8,400,000	Condo	6,471
115 Nassau St #38A	1-00090-1245	3-Nov-17	\$8,171,456	Condo	
215 Chrystie St #29E	1-00427-1608	10-Oct-17	\$8,146,000	Condo	
41 Bond St #6	1-00529-2005	31-Oct-17	\$8,145,334	Condo	2,627
157 Hudson St #5B	1-00215-1415	3-Oct-17	\$7,850,000	Condo	3,992
215 Chrystie St #28E	1-00427-1606	8-Dec-17	\$7,750,000	Condo	
275 W 10 St #3B	1-00631-1213	10-Nov-17	\$7,695,000	Condo	2,885
130 W 12 St #7A	1-00607-1222	15-Dec-17	\$7,500,000	Condo	2,816
204 Forsyth St #PH	1-00422-1211	29-Dec-17	\$7,475,000	Condo	
215 Chrystie St #28W	1-00427-1607	6-Dec-17	\$7,280,488	Condo	
215 Chrystie St #27E	1-00427-1604	21-Nov-17	\$7,025,925	Condo	
215 Chrystie St #27W	1-00427-1605	12-Oct-17	\$6,860,000	Condo	
30 Park Pl #49A	1-00123-1156	4-Oct-17	\$6,850,000	Condo	2,219
150 W 12 St #9EAS	1-00607-1469	10-Nov-17	\$6,850,000	Condo	2,065
25 5 Ave #10A	1-00567-1068	15-Dec-17	\$6,850,000	Condo	2,679
56 Leonard St #27BW	1-00176-1070	16-Nov-17	\$6,670,000	Condo	
87 Leonard St #1A	1-00174-1301	2-Nov-17	\$6,620,625	Condo	
1 Morton Sq #8BW	1-00602-1045	1-Oct-17	\$6,492,153	Condo	2,446
140 West St #16P	1-00084-1106	19-Dec-17	\$6,400,000	Condo	3,025
42 Lispenard St #5	1-00194-1805	2-Nov-17	\$6,366,813	Condo	
175 W 10 St #5	1-00611-1006	7-Dec-17	\$6,364,063	Condo	
56 Leonard St #7E	1-00176-1005	2-Nov-17	\$6,353,096	Condo	
67 Franklin St #4B	1-00174-1407	10-Nov-17	\$6,264,988	Condo	
140 West St #17P	1-00084-1120	7-Dec-17	\$6,180,250	Condo	3,025
57 Greene St #PHC	1-00486-1224	5-Dec-17	\$5,850,000	Condo	2,178



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Address	BBL	Sale date	Sale price	Property type	Sqft
427-429 Washington St #7	1-00223-0021	16-Nov-17	\$5,795,000	Coop	4,300
67 Franklin St #4C	1-00174-1408	20-Nov-17	\$5,704,950	Condo	
1-2 River Ter #27AB	1-00016-3833	13-Nov-17	\$5,625,000	Condo	3,130
2 Horatio St #12ABC	1-00616-1002	5-Dec-17	\$5,310,000	Coop	
429-435 Greenwich St #4C	1-00219-1014	28-Nov-17	\$5,250,000	Condo	2,379
30 Park Pl #49E	1-00123-1159	20-Nov-17	\$4,900,000	Condo	1,794
52 Wooster St #2	1-00475-1702	11-Dec-17	\$4,875,000	Condo	2,076
275 W 10 St #MB	1-00631-1205	2-Nov-17	\$4,862,144	Condo	
100 Norfolk St #PHA	1-00353-1436	20-Dec-17	\$4,780,684	Condo	
56 Leonard St #20BE	1-00176-1044	8-Nov-17	\$4,750,000	Condo	1,668
101 Warren St #2660	1-00142-1690	10-Nov-17	\$4,750,000	Condo	2,180
35 E 12 St #6AB	1-00564-0031	15-Dec-17	\$4,750,000	Coop	
67 Franklin St #2C	1-00174-1404	20-Dec-17	\$4,686,700	Condo	
128 E 7 St #7	1-00434-1107	4-Oct-17	\$4,650,000	Condo	1,107
30 Park Pl #49B	1-00123-1157	15-Dec-17	\$4,633,038	Condo	1,664
124 Hudson St #4A	1-00190-1511	4-Oct-17	\$4,625,000	Condo	2,473
112-114 Prince St #4FLR	1-00500-0019	9-Nov-17	\$4,600,000	Coop	
30 Park Pl #48B	1-00123-1152	1-Nov-17	\$4,582,125	Condo	1,664
108 Duane St #PH3S	1-00150-1315	8-Dec-17	\$4,550,000	Condo	2,005
56 Leonard St #22BE	1-00176-1052	27-Oct-17	\$4,500,000	Condo	1,668
50 West St #52A	1-00017-1377	26-Oct-17	\$4,424,296	Condo	1,734
250 West St #8G	1-00217-1274	16-Nov-17	\$4,375,000	Condo	1,973
62 Beach St #PH6D	1-00188-1129	1-Nov-17	\$4,350,000	Condo	1,987
13-19 White St #3A	1-00178-0025	29-Nov-17	\$4,300,000	Coop	3,000
115 Nassau St #37B	1-00090-1244	14-Nov-17	\$4,276,650	Condo	1,803
407 Greenwich St #2A	1-00214-1302	7-Nov-17	\$4,270,000	Condo	2,488
137-143 Reade St #3B	1-00140-1209	26-Oct-17	\$4,250,000	Condo	2,175
471 W Broadway #4	1-00515-0011	21-Nov-17	\$4,200,000	Coop	2,000
59 Bank St #4	1-00624-1004	25-Oct-17	\$4,200,000	Condo	1,858
354 Broadway #2	1-00171-1105	23-Oct-17	\$4,200,000	Condo	4,004
2-8 5 Ave #45	1-00551-0001	19-Dec-17	\$4,200,000	Coop	2,200
84-94 Mercer St #5B	1-00484-0001	30-Nov-17	\$4,100,000	Coop	4,772
427-431 West St #2A	1-00638-0001	6-Oct-17	\$4,000,000	Coop	
48-60 Beach St #2A	1-00188-1505	20-Dec-17	\$3,997,500	Condo	2,292
542 La Guardia Pl #5B	1-00537-1109	6-Dec-17	\$3,995,000	Condo	1,400
122 Greenwich Ave #26	1-00618-1423	8-Dec-17	\$3,925,000	Condo	1,392
28 E 10 St #6D	1-00561-1146	29-Dec-17	\$3,900,000	Condo	1,590
43 Great Jones St #6	1-00530-0028	11-Oct-17	\$3,875,000	Coop	
65-77 Worth St #PHD	1-00173-1229	20-Oct-17	\$3,850,000	Condo	1,997
200 Chambers St #29D	1-00142-1214	29-Dec-17	\$3,850,000	Condo	1,670
45 Christopher St #PHA	1-00610-1117	14-Dec-17	\$3,800,000	Condo	933
9-15 Murray St	1-00134-1127	3-Oct-17	\$3,750,000	Condo	1,850
115 Nassau St #44A	1-00090-1256	15-Nov-17	\$3,733,763	Condo	1,624
115 Nassau St #44B	1-00090-1257	7-Dec-17	\$3,733,763	Condo	
101 Warren St #5E	1-00142-1511	16-Oct-17	\$3,730,000	Condo	1,921
115 Nassau St #40B	1-00090-1249	21-Dec-17	\$3,711,521	Condo	
5 Franklin Pl #9A	1-00175-1523	24-Oct-17	\$3,700,000	Condo	1,567
123 Sullivan St #2	1-00503-1002	19-Oct-17	\$3,700,000	Condo	1,648
115 Nassau St #41B	1-00090-1251	5-Dec-17	\$3,700,000	Condo	1,572
140 West St #12G	1-00084-1041	21-Nov-17	\$3,700,000	Condo	2,341



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