

NOMAD

A quarterly analysis of residential sales
in NoMad, Manhattan

4th Quarter 2017



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Residential Market Report, 4th Quarter 2017

NoMad, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.84M

1% YoY

NO. OF TRANSACTIONS

44

-25% YoY

MEDIAN PRICE/SQ.FT.

\$1,572

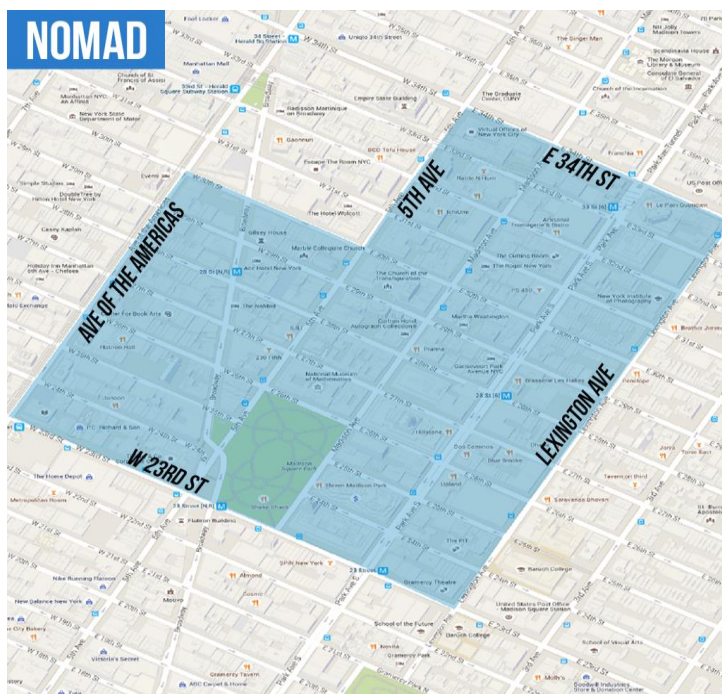
0% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.1M

11% YoY

NEIGHBORHOOD BOUNDARIES

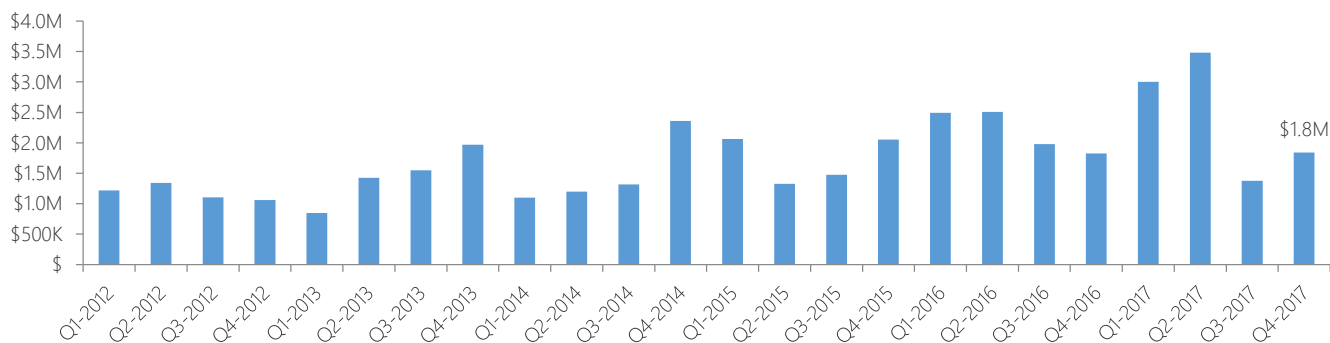


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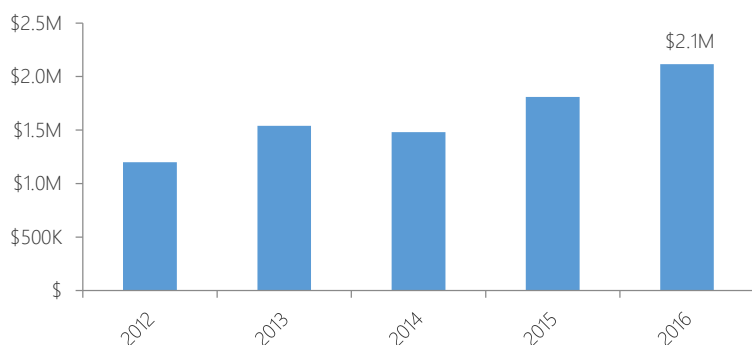


RESIDENTIAL STATS

Median Sale Price by Quarter

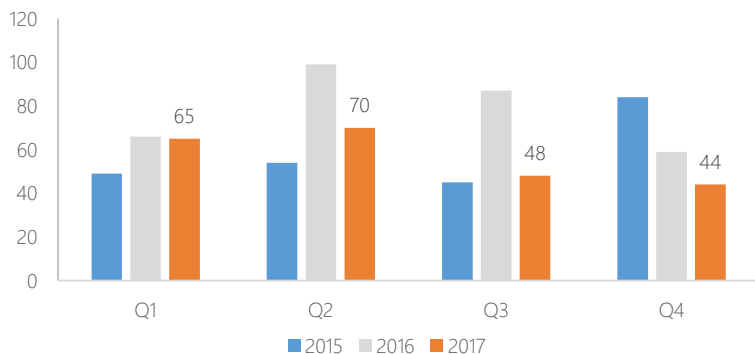


Median Sale Price by Year



Number of Transactions

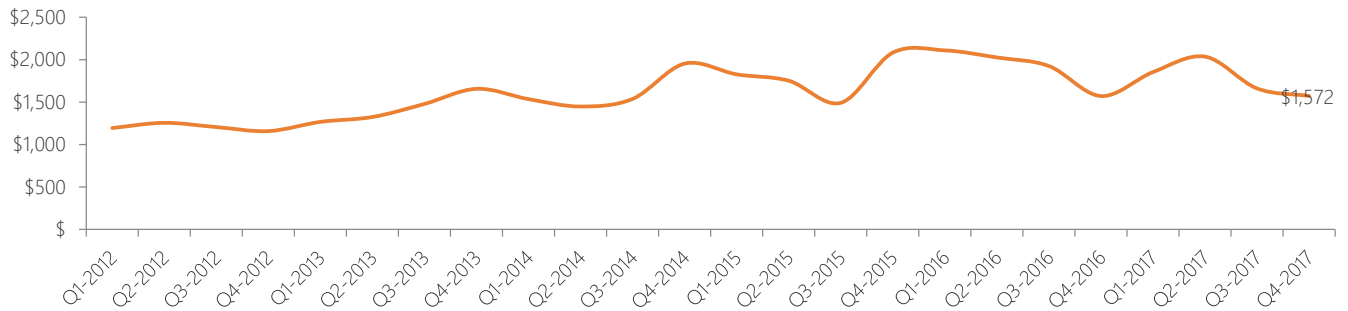
Quarter	2012	2013	2014	2015	2016	2017
Q1	35	39	43	49	66	65
Q2	52	51	51	54	99	70
Q3	52	87	46	45	87	48
Q4	48	84	69	84	59	44



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Median Sale Price per Square Foot

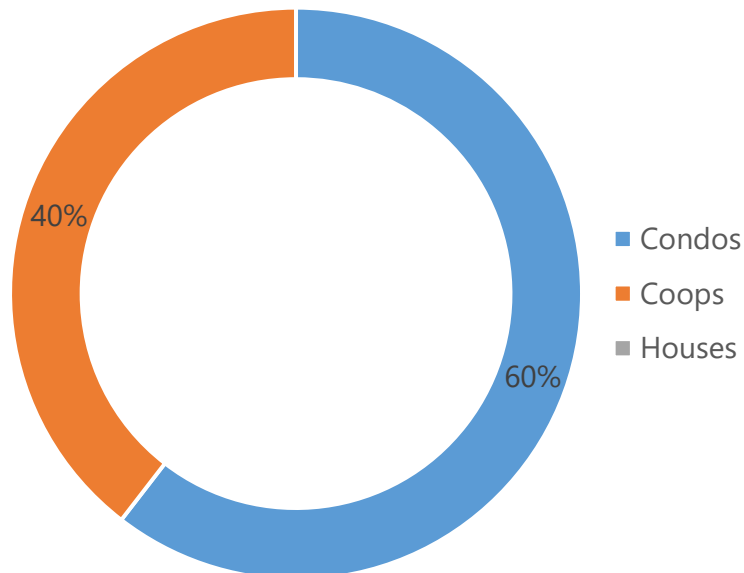


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,698,363	10%	\$1,697	-4%	26
Coops	\$989,500	35%	\$1,134	3%	17
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
212 5 Ave #12A	1-00827-1029	15-Nov-17	\$11,725,000	Condo	3,008
212 5 Ave #5A	1-00827-1008	19-Oct-17	\$10,300,000	Condo	3,008
1107 Broadway #4F	1-00826-1022	18-Dec-17	\$6,950,000	Condo	2,391
105-107 E 29 St #12PH	1-00885-0008	12-Oct-17	\$6,790,000	Coop	
50 Madison Ave #RU8	1-00856-1010	2-Oct-17	\$5,612,500	Condo	2,630
398 Park Ave S #30B	1-00857-1245	16-Nov-17	\$5,075,000	Condo	2,773
35-37 W 23 St #2	1-00825-1002	2-Nov-17	\$5,000,000	Condo	3,170
90 Lexington Ave #11B	1-00882-1149	7-Nov-17	\$4,540,863	Condo	
212 5 Ave #11C	1-00827-1028	7-Dec-17	\$4,500,000	Condo	1,538
404 Park Ave S #2C	1-00858-1103	1-Dec-17	\$3,450,000	Condo	1,539
88 Lexington Ave #1102	1-00882-1255	2-Nov-17	\$3,427,514	Condo	
88 Lexington Ave #606	1-00882-1228	29-Dec-17	\$3,063,287	Condo	
11 E 29 St #14A	1-00859-1022	19-Oct-17	\$2,700,000	Condo	1,596
1107-1113 Broadway #2A	1-00826-1002	16-Nov-17	\$2,698,363	Condo	1,590
46-50 W 29 St #11E	1-00830-0074	30-Nov-17	\$2,675,000	Coop	
325 5 Ave #33A	1-00862-1484	17-Nov-17	\$2,500,000	Condo	1,489
14 E 33 St #5N	1-00862-1105	29-Nov-17	\$2,300,000	Condo	1,724
407 Park Ave S #7AB	1-00884-0001	6-Oct-17	\$1,975,000	Coop	
43 E 25 St #30C	1-00855-1094	29-Dec-17	\$1,925,000	Condo	996
15 E 26 St #11D	1-00856-1338	13-Dec-17	\$1,875,000	Condo	1,197
39-45 E 29 St #26D	1-00859-1316	15-Nov-17	\$1,840,000	Condo	826
39-45 E 29 St #22B	1-00859-1298	11-Dec-17	\$1,750,000	Condo	855
1107 Broadway #2D	1-00826-1005	2-Oct-17	\$1,545,337	Condo	1,690
111 E 30 St #14A	1-00886-1033	31-Oct-17	\$1,405,000	Condo	1,122
114 E 27 St #PHB	1-00882-1011	6-Oct-17	\$1,300,000	Condo	766
425 Park Ave S #15C	1-00885-0001	13-Dec-17	\$1,280,000	Coop	1,000
425 Park Ave S #4B	1-00885-0001	13-Dec-17	\$1,250,000	Coop	
50 Lexington Ave #12E	1-00880-0019	21-Dec-17	\$1,225,000	Coop	975
50 Lexington Ave #21E	1-00880-0019	13-Dec-17	\$1,180,000	Coop	1,000
425 Park Ave S #18A	1-00885-0001	19-Dec-17	\$999,000	Coop	
50 Lexington Ave #7C	1-00880-0019	6-Nov-17	\$980,000	Coop	900
45 E 30 St #6A	1-00860-1015	18-Dec-17	\$792,500	Condo	604
139-141 E 30 St #4A	1-00886-0034	15-Nov-17	\$760,000	Coop	
50 Lexington Ave #21A	1-00880-0019	3-Oct-17	\$665,000	Coop	450
50 Lexington Ave #4B	1-00880-0019	5-Oct-17	\$599,000	Coop	
150 E 27 St #5K	1-00882-0052	6-Dec-17	\$565,000	Coop	
139 E 33 St #11F	1-00889-0015	29-Nov-17	\$458,000	Coop	550
139 E 33 St #5O	1-00889-0015	20-Oct-17	\$420,000	Coop	500
139 E 33 St #1N	1-00889-0015	6-Dec-17	\$400,000	Coop	550
325 5 Ave #17G	1-00862-1376	25-Dec-17	\$20,000	Condo	816
325 5 Ave #11G	1-00862-1336	25-Dec-17	\$15,000	Condo	816



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