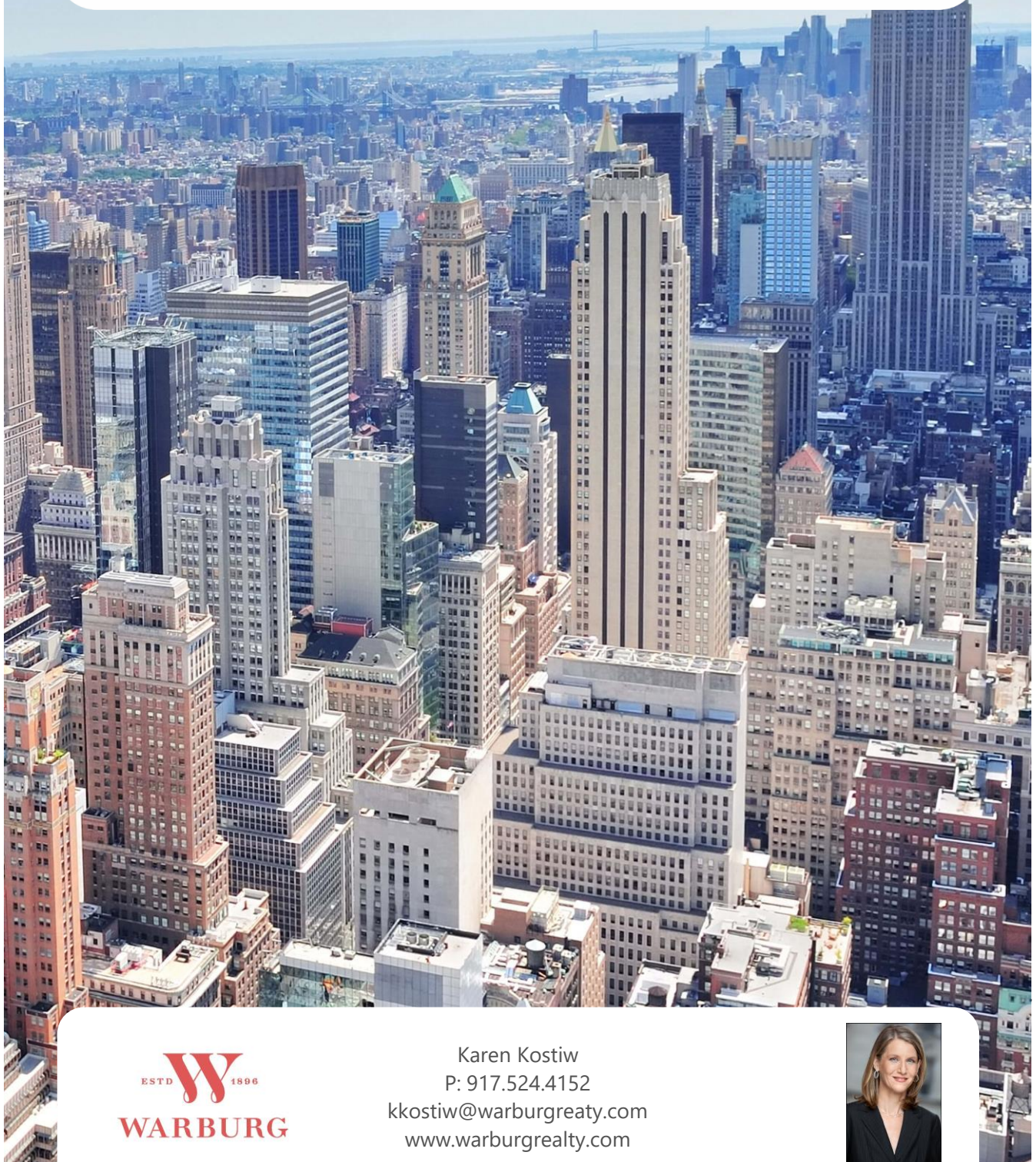


# DOWNTOWN MANHATTAN

A quarterly analysis of residential sales  
in Downtown Manhattan, Manhattan

1st Quarter 2018



Karen Kostiw  
P: 917.524.4152  
kkostiw@warburgreaty.com  
www.warburgrealty.com



# Residential Market Report, 1st Quarter 2018

## Downtown Manhattan, Manhattan

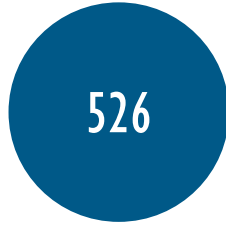
### SUMMARY

MEDIAN SALE PRICE



-12% YoY

NO. OF TRANSACTIONS



-29% YoY

MEDIAN PRICE/SQ.FT.



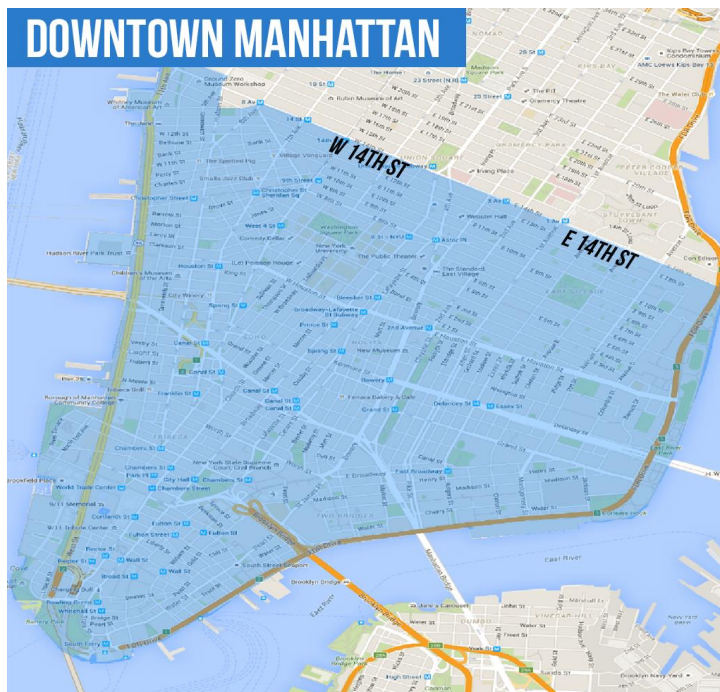
-7% YoY

MANHATTAN  
MEDIAN SALE PRICE



3% YoY

### NEIGHBORHOOD BOUNDARIES

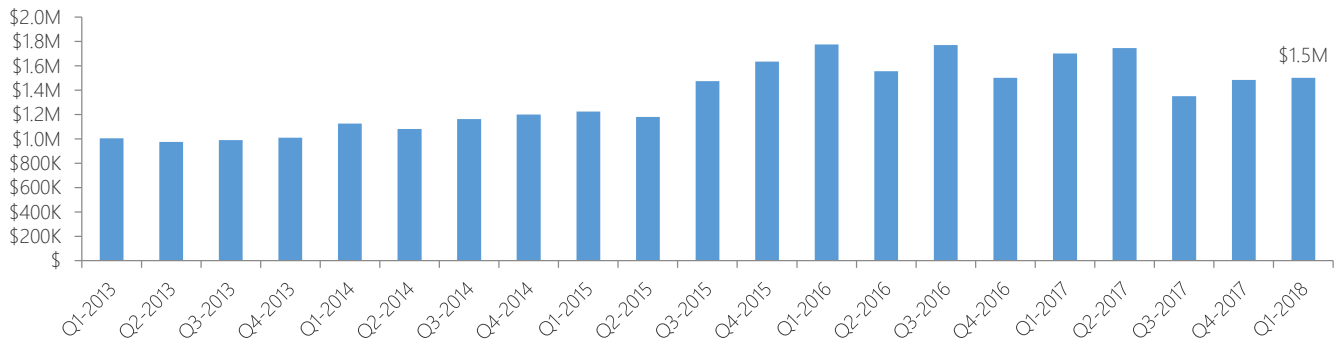


Karen Kostiw  
P: 917.524.4152  
kkostiw@warburgreaty.com  
www.warburgrealty.com

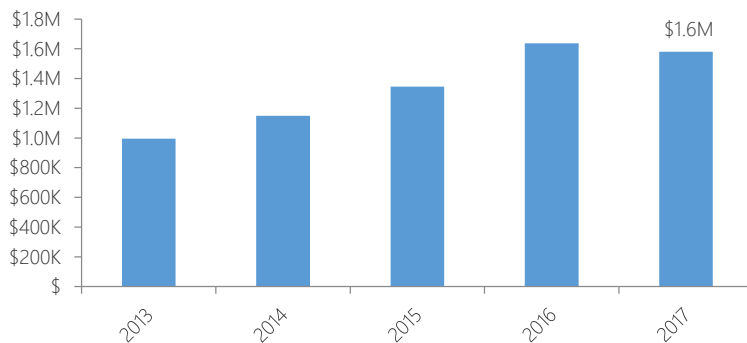


# RESIDENTIAL STATS

## Median Sale Price by Quarter

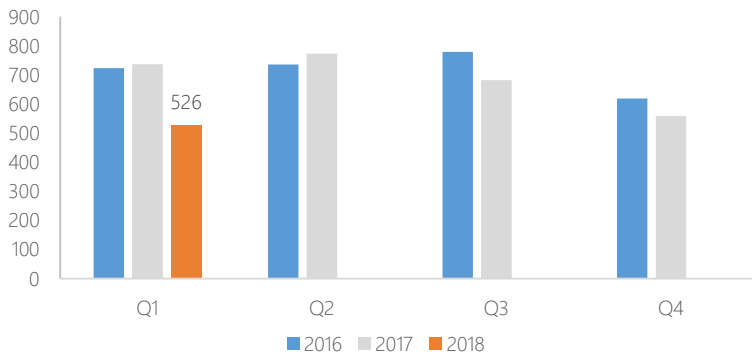


## Median Sale Price by Year



## Number of Transactions

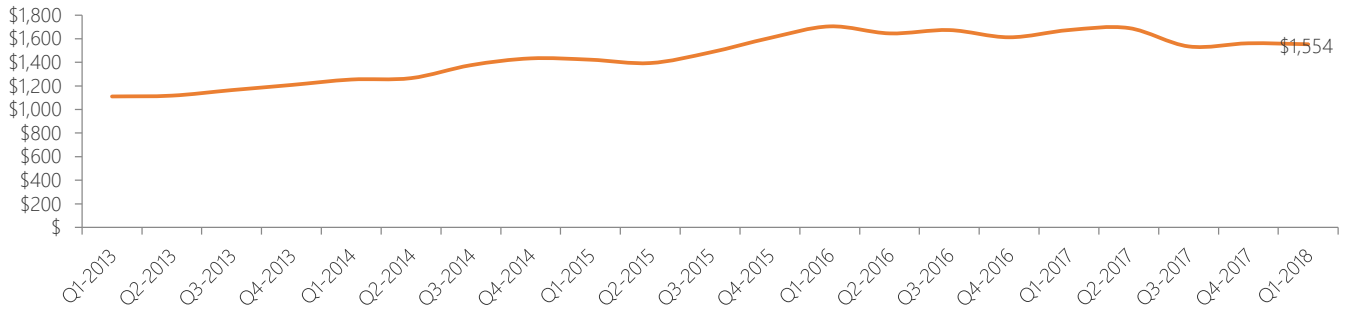
Quarter	2013	2014	2015	2016	2017	2018
Q1	564	616	526	723	737	526
Q2	861	723	632	736	773	
Q3	922	747	784	779	682	
Q4	701	636	627	619	559	



Karen Kostiw  
 P: 917.524.4152  
 kkostiw@warburgreaty.com  
 www.warburgrealty.com



## Median Sale Price per Square Foot

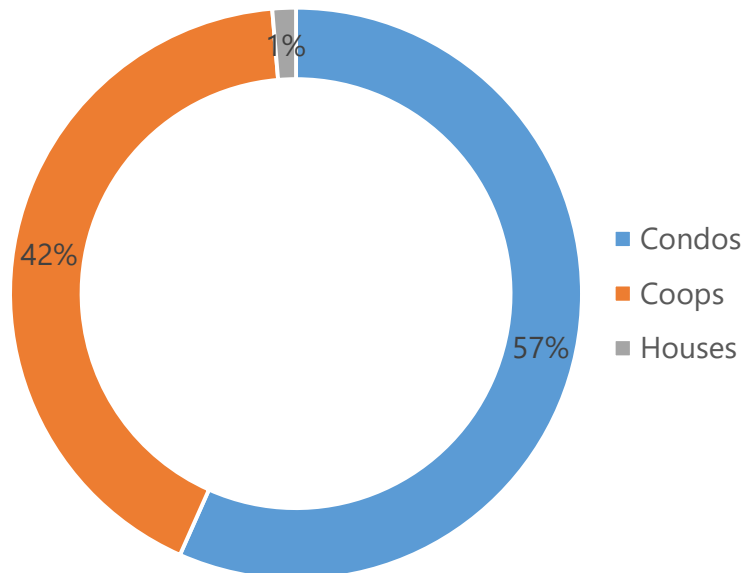


## RESIDENTIAL SALES BREAKDOWN

### Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,162,500	-18%	\$1,617	-9%	298
Coops	\$975,000	8%	\$1,294	-5%	221
Houses	\$9,055,786	28%	\$2,822	47%	7

### Number of Sales by Building Type



## TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
146-150 Wooster St #PH	1-00514-1508	20-Feb-18	\$32,584,000	Condo	6,770
13 Bank St	1-00615-0042	19-Mar-18	\$25,629,827	House	5,066
215 Chrystie St #PH2	1-00427-1611	5-Jan-18	\$20,365,000	Condo	4,236
215 Chrystie St #PH1	1-00427-1612	28-Feb-18	\$19,000,000	Condo	4,300
56 Leonard St #PH52A	1-00176-1139	2-Mar-18	\$17,300,624	Condo	
400 W 12 St #11C	1-00640-1042	22-Jan-18	\$17,250,000	Condo	4,116
400 W 12 St #11A	1-00640-1041	22-Jan-18	\$15,500,000	Condo	3,661
150 Charles St #4BS	1-00636-1242	31-Jan-18	\$15,000,000	Condo	4,031
152 Elizabeth St #5	1-00478-1207	23-Mar-18	\$14,652,653	Condo	
146-150 Wooster St #6	1-00514-1507	15-Feb-18	\$14,357,325	Condo	
155 W 11 St #7A	1-00607-1366	4-Jan-18	\$14,173,186	Condo	3,687
643-651 Greenwich St #PH	1-00605-0001	21-Mar-18	\$14,000,000	Coop	
146-150 Wooster St #5	1-00514-1506	2-Mar-18	\$13,899,113	Condo	
73 Wooster St #4B	1-00487-1013	12-Mar-18	\$13,500,000	Condo	5,230
146-150 Wooster St #4	1-00514-1505	6-Feb-18	\$13,491,813	Condo	
443 Greenwich St #2H	1-00222-1216	19-Jan-18	\$13,036,655	Condo	3,949
130 Avenue Of The Americas	1-00490-0030	11-Jan-18	\$13,000,000	House	4,607
83 Leroy St	1-00583-0053	14-Feb-18	\$12,900,000	House	4,368
56 Leonard St #41W	1-00176-1115	9-Mar-18	\$12,760,450	Condo	
7-9 Bond St #PHA	1-00529-1107	10-Jan-18	\$12,000,000	Condo	3,067
443 Greenwich St #5B	1-00222-1235	1-Feb-18	\$11,973,281	Condo	3,454
12 E 13 St #PH	1-00570-1209	22-Mar-18	\$11,500,000	Condo	5,704
607 Hudson St #4	1-00624-1404	4-Jan-18	\$11,288,400	Condo	3,537
140 Franklin St #PHA	1-00189-1513	7-Mar-18	\$10,750,000	Condo	5,019
57 Greene St #PHA	1-00486-1222	13-Mar-18	\$10,691,625	Condo	3,597
421 Hudson St #TH1	1-00601-1181	2-Mar-18	\$10,691,625	Condo	3,813
25 Bond St #4W	1-00529-1813	21-Feb-18	\$10,400,000	Condo	3,604
150 Charles St #4CS	1-00636-1244	13-Feb-18	\$10,250,000	Condo	2,670
34 Laight St #5S	1-00220-0026	9-Mar-18	\$10,000,000	Coop	
84-94 Mercer St #4E	1-00484-0001	5-Feb-18	\$9,950,000	Coop	4,100
443 Greenwich St #4G	1-00222-1231	15-Feb-18	\$9,320,042	Condo	
25-29 Bond St #2E	1-00529-1805	2-Mar-18	\$9,300,000	Condo	3,704
230 W 10 St	1-00619-0020	29-Jan-18	\$9,055,786	House	4,800
230 W 10 St	1-00619-0020	7-Mar-18	\$8,655,125	House	4,800
385 W 12 St #E3	1-00641-1305	19-Jan-18	\$8,488,000	Condo	2,526
150 Charles St #5BN	1-00636-1253	15-Mar-18	\$8,200,000	Condo	2,291
155 W 11 St #PH6 W	1-00607-1345	2-Mar-18	\$8,125,000	Condo	3,740
11 Beach St #8A	1-00212-1421	8-Mar-18	\$7,806,900	Condo	3,844
65 W 13 St #11D	1-00577-1173	5-Feb-18	\$7,625,000	Condo	2,224
42 Crosby St #4N	1-00483-1108	28-Mar-18	\$7,600,000	Condo	
154 W 11 St	1-00606-0034	2-Mar-18	\$7,575,000	House	2,400
429-435 Greenwich St #6C	1-00219-1022	23-Jan-18	\$7,500,000	Condo	3,181
160 W 12 St #98	1-00607-1446	23-Jan-18	\$7,500,000	Condo	2,452
30 Park Pl #65B	1-00123-1221	9-Mar-18	\$7,450,000	Condo	2,631
140 West St #19D	1-00084-1126	23-Mar-18	\$7,425,000	Condo	3,428
215 Chrystie St #26E	1-00427-1602	6-Mar-18	\$7,250,000	Condo	
25-29 Bond St #6W	1-00529-1810	16-Mar-18	\$7,000,000	Condo	5,016
275 W 10 St #4A	1-00631-1216	28-Feb-18	\$6,962,963	Condo	
149-153 Wooster St #5B	1-00515-1109	30-Jan-18	\$6,900,000	Condo	3,007
150 Charles St #5AN	1-00636-1251	28-Mar-18	\$6,100,000	Condo	2,321



Karen Kostiw  
P: 917.524.4152  
kkostiw@warburgreaty.com  
www.warburgrealty.com



Address	BBL	Sale date	Sale price	Property type	Sqft
30 Park Pl #56B	1-00123-1186	9-Feb-18	\$6,100,000	Condo	2,213
41 Morton St	1-00584-0040	26-Mar-18	\$6,000,000	House	5,048
400 W 12 St #5A	1-00640-1019	22-Jan-18	\$5,750,000	Condo	1,440
199 Mott St #2	1-00480-1203	7-Mar-18	\$5,600,375	Condo	2,628
35-37 N Moore St #4C	1-00190-1220	8-Mar-18	\$5,450,000	Condo	2,157
9-11 Mercer St #2A	1-00230-1053	12-Jan-18	\$5,400,000	Condo	3,830
61 N Moore St #3E	1-00188-1405	28-Feb-18	\$5,250,000	Condo	2,688
84-94 Mercer St #6B	1-00484-0001	27-Feb-18	\$5,100,000	Coop	4,772
56 Leonard St #30AW	1-00176-1085	16-Feb-18	\$5,050,000	Condo	1,624
212 Warren St #10C	1-00016-4391	18-Jan-18	\$5,000,000	Condo	2,402
11 Beach St #4B	1-00212-1410	9-Feb-18	\$4,977,206	Condo	2,361
48-60 Beach St #3B	1-00188-1510	8-Feb-18	\$4,925,000	Condo	2,569
28 E 10 St #8A	1-00561-1164	26-Mar-18	\$4,875,000	Condo	2,272
48-60 Beach St #2D	1-00188-1508	9-Mar-18	\$4,865,000	Condo	2,557
150 Charles St #3ES	1-00636-1232	31-Jan-18	\$4,850,000	Condo	1,577
372 Broome St #4A	1-00480-1106	23-Jan-18	\$4,750,000	Condo	2,164
57 Greene St #PHB	1-00486-1223	9-Mar-18	\$4,582,125	Condo	1,923
400 W 12 St #3F	1-00640-1007	5-Feb-18	\$4,450,000	Condo	1,607
400 W 12 St #3F	1-00640-1007	13-Mar-18	\$4,450,000	Condo	1,607
100 Norfolk St #9A	1-00353-1427	27-Feb-18	\$4,424,296	Condo	
643-651 Greenwich St #5B	1-00605-0001	8-Mar-18	\$4,400,000	Coop	2,415
92 Laight St #6B	1-00218-1119	24-Jan-18	\$4,400,000	Condo	1,710
643-651 Greenwich St #6B	1-00605-0001	6-Feb-18	\$4,400,000	Coop	2,415
643-651 Greenwich St #4B	1-00605-0001	20-Mar-18	\$4,382,625	Coop	2,415
643-651 Greenwich St #3B	1-00605-0001	28-Mar-18	\$4,367,000	Coop	2,415
302 W 12 St #12G	1-00624-1192	24-Jan-18	\$4,350,000	Condo	1,213
195 Hudson St #2A	1-00222-1104	15-Feb-18	\$4,300,018	Condo	2,271
1-2 River Ter #14D	1-00016-3752	14-Mar-18	\$4,250,000	Condo	2,345
1-2 River Ter #8H	1-00016-3686	25-Jan-18	\$4,150,000	Condo	1,978
250 West St #7F	1-00217-1264	17-Jan-18	\$4,150,000	Condo	1,993
79 Laight St #1A	1-00217-1001	1-Feb-18	\$4,125,000	Condo	2,973
93 Worth St #1006	1-00173-1177	1-Feb-18	\$4,050,000	Condo	2,287
157 Hudson St #3D	1-00215-1411	21-Mar-18	\$4,020,000	Condo	2,444
134-140 Grand St #3WF	1-00473-0051	26-Feb-18	\$4,000,000	Coop	2,000
9-21 5 Ave #12D	1-00566-0001	1-Feb-18	\$3,975,000	Coop	
45-47 Crosby St #6N	1-00482-0003	27-Feb-18	\$3,975,000	Coop	2,000
15 Renwick St #TH2	1-00594-2002	16-Mar-18	\$3,897,861	Condo	
245-251 W 12 St #2A	1-00615-0086	18-Jan-18	\$3,850,000	Coop	
416 Washington St #2J	1-00218-1143	2-Feb-18	\$3,850,000	Condo	2,485
115 Nassau St #45B	1-00090-1259	8-Jan-18	\$3,784,219	Condo	
21 S End Ave #408	1-00016-6051	11-Jan-18	\$3,725,000	Condo	2,309
50 Clinton St #PHB	1-00344-1036	6-Feb-18	\$3,700,000	Condo	1,245
115 Nassau St #42B	1-00090-1253	5-Feb-18	\$3,632,850	Condo	
93 Worth St #802	1-00173-1162	19-Jan-18	\$3,600,000	Condo	1,917
215 Chrystie St #26W	1-00427-1603	12-Mar-18	\$3,594,788	Condo	
204 Forsyth St #5N	1-00422-1208	11-Jan-18	\$3,563,875	Condo	1,549
16 Hudson St #6C	1-00144-0001	16-Jan-18	\$3,550,000	Coop	
2 Bleecker St #2	1-00521-1402	23-Jan-18	\$3,500,000	Condo	1,862
88 Jane St #BD	1-00641-1002	2-Mar-18	\$3,500,000	Condo	2,722
330 Spring St #6B	1-00595-1419	10-Jan-18	\$3,500,000	Condo	2,037



Karen Kostiw  
P: 917.524.4152  
kkostiw@warburgreaty.com  
www.warburgrealty.com

