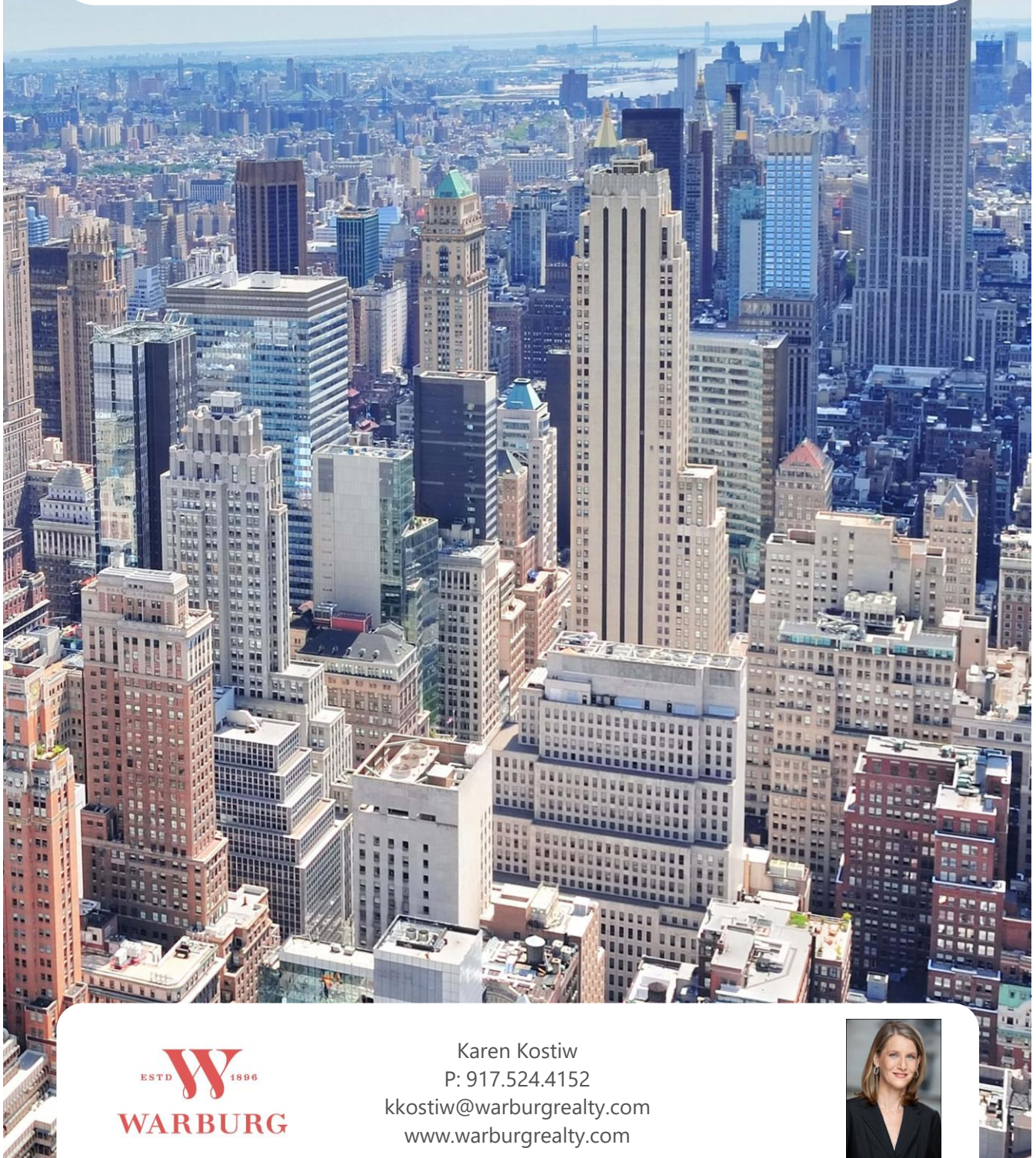


GARMENT DISTRICT

A quarterly analysis of residential sales
in Garment District, Manhattan

1st Quarter 2018



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Residential Market Report, 1st Quarter 2018

Garment District, Manhattan

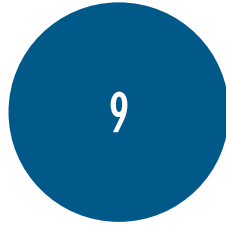
SUMMARY

MEDIAN SALE PRICE



47% YoY

NO. OF TRANSACTIONS



80% YoY

MEDIAN PRICE/SQ.FT.



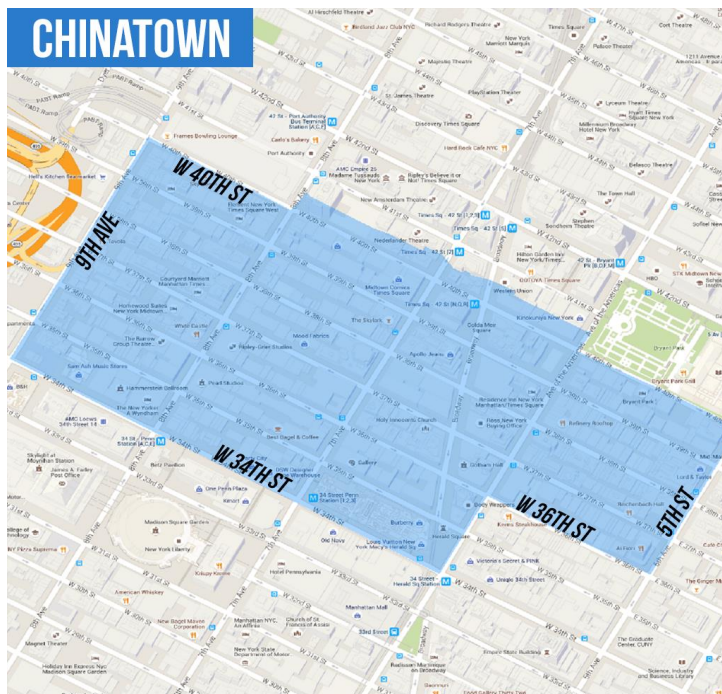
42% YoY

MANHATTAN
MEDIAN SALE PRICE



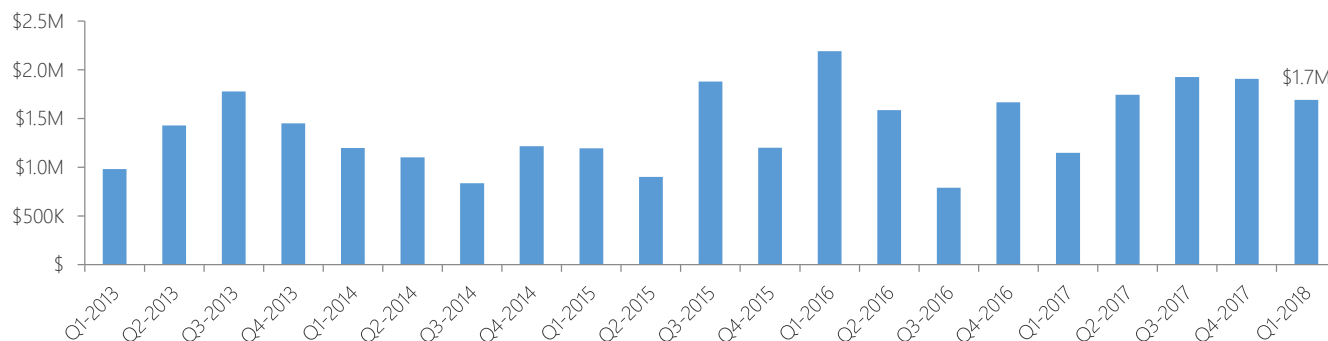
3% YoY

NEIGHBORHOOD BOUNDARIES

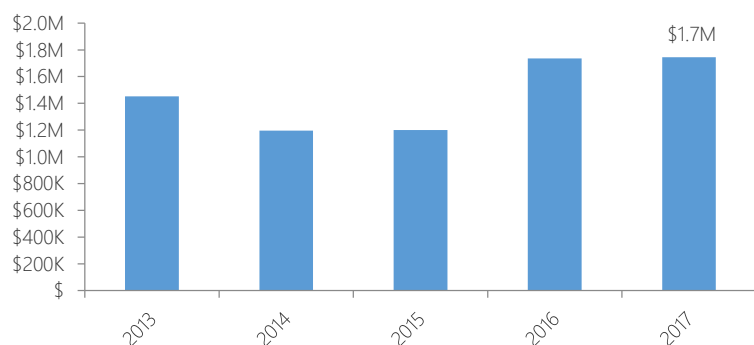


RESIDENTIAL STATS

Median Sale Price by Quarter

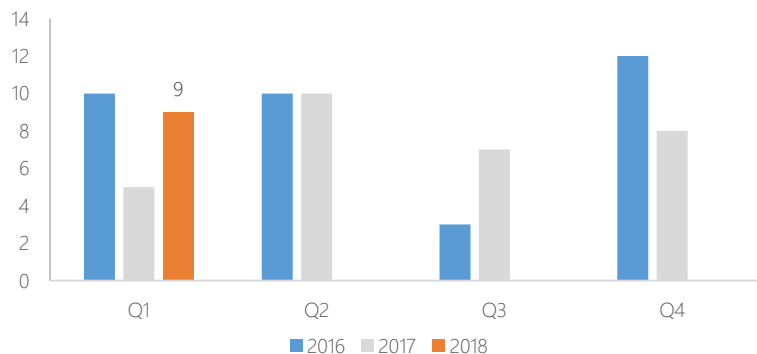


Median Sale Price by Year



Number of Transactions

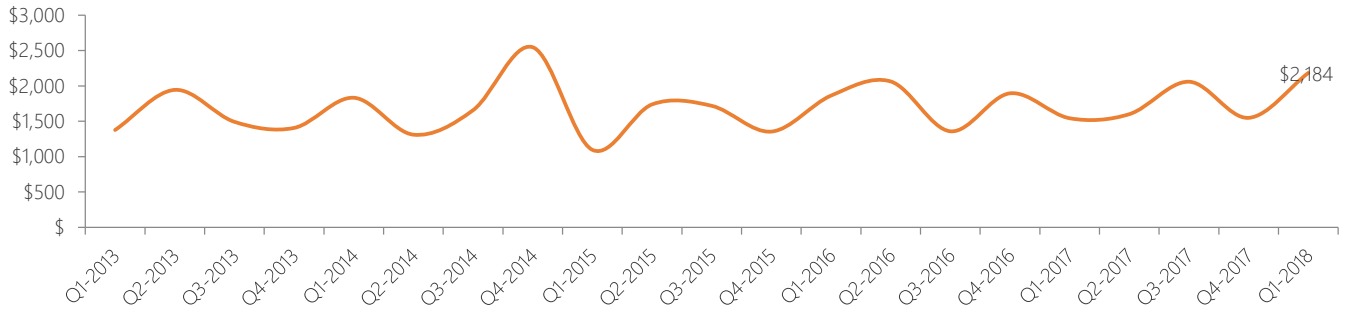
Quarter	2013	2014	2015	2016	2017	2018
Q1	14	9	8	10	5	9
Q2	17	9	3	10	10	
Q3	18	11	9	3	7	
Q4	11	21	9	12	8	



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Median Sale Price per Square Foot

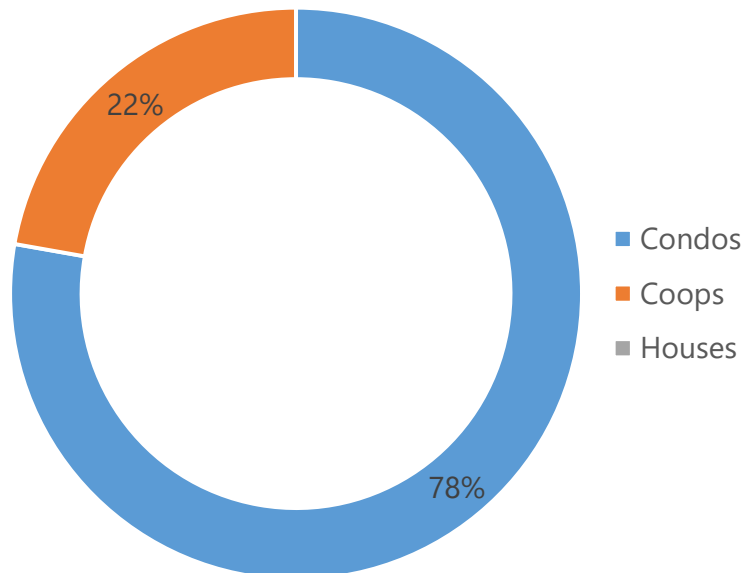


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,330,000	103%	\$2,184	42%	7
Coops	\$492,500	-	-	-	2
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
16 W 40 St #20A	1-00841-1021	5-Mar-18	\$3,925,000	Condo	1,391
16 W 40 St #20B	1-00841-1022	16-Mar-18	\$2,729,064	Condo	1,074
16 W 40 St #19B	1-00841-1018	21-Feb-18	\$2,700,000	Condo	1,074
16 W 40 St #20D	1-00841-1024	23-Feb-18	\$2,330,000	Condo	1,067
400 5 Ave #34H	1-00838-1033	23-Feb-18	\$1,690,000	Condo	776
100 W 39 St #35C	1-00814-1005	31-Jan-18	\$810,000	Condo	501
30-34 W 40 St #2B	1-00841-0069	9-Jan-18	\$675,000	Coop	
502 9 Ave #5D	1-00762-1119	9-Mar-18	\$343,000	Condo	486
30-34 W 40 St #12C	1-00841-0069	1-Feb-18	\$310,000	Coop	



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