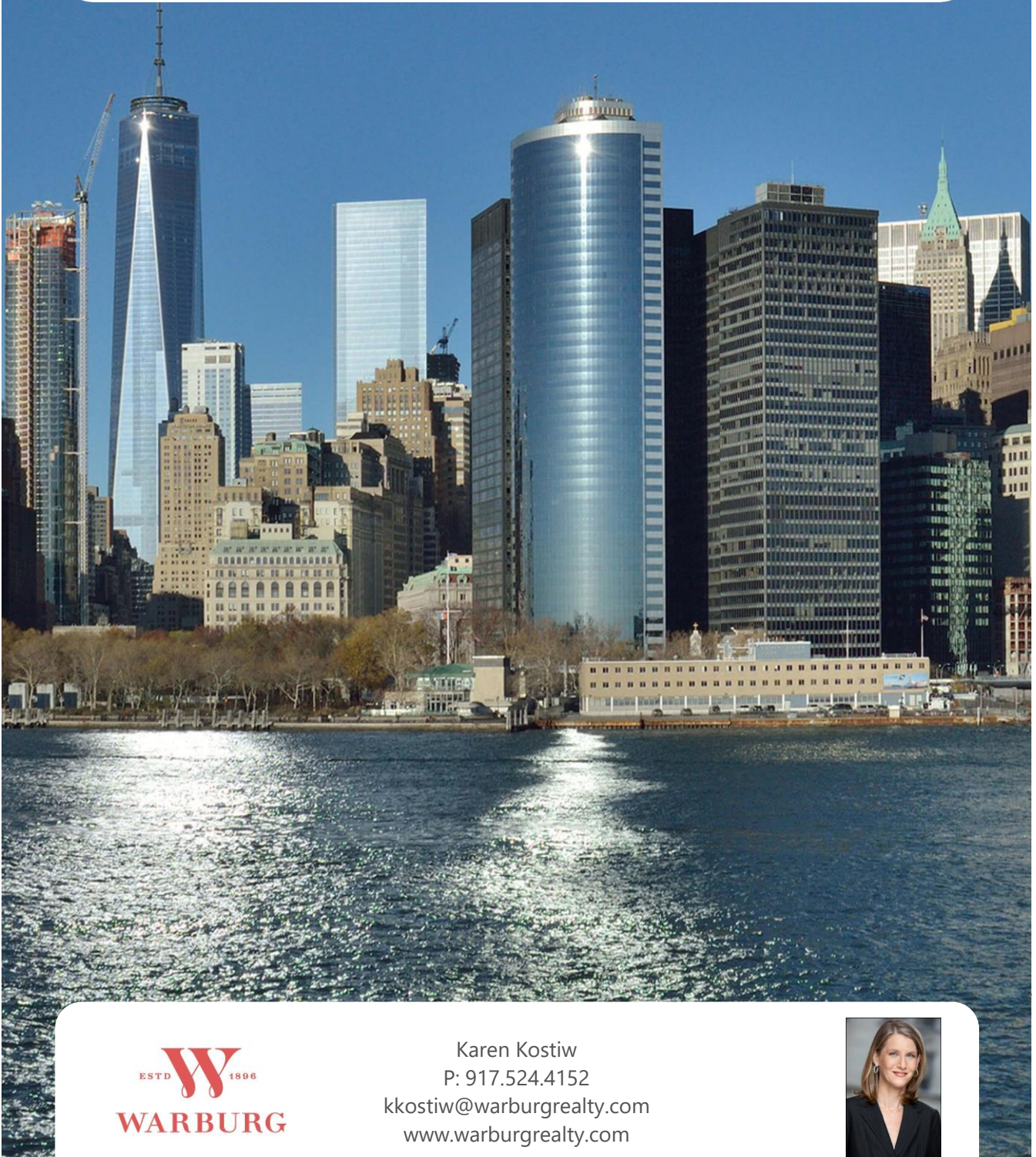


FINANCIAL DISTRICT

A quarterly analysis of residential sales
in Financial District, Manhattan

4th Quarter 2017



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Residential Market Report, 4th Quarter 2017

Financial District, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.08M

-3% YoY

NO. OF TRANSACTIONS

106

-12% YoY

MEDIAN PRICE/SQ.FT.

\$1,280

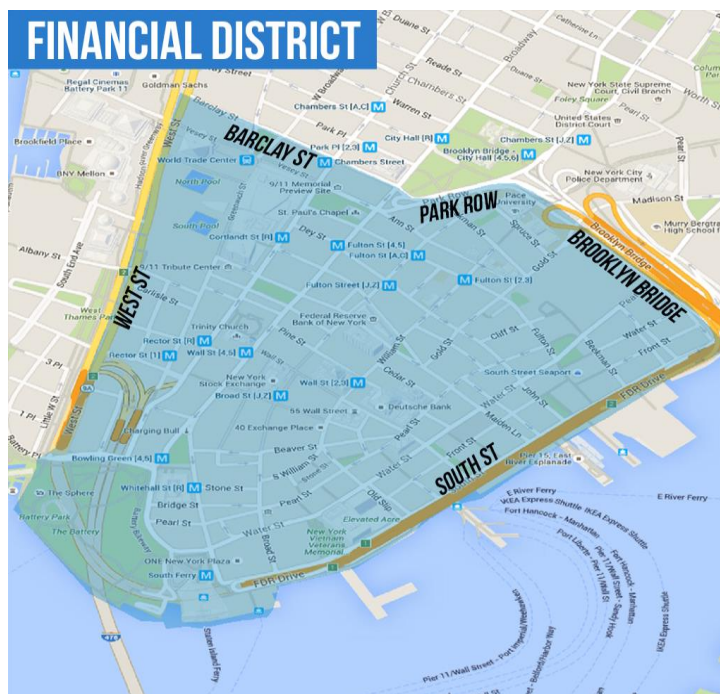
-4% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.1M

11% YoY

NEIGHBORHOOD BOUNDARIES

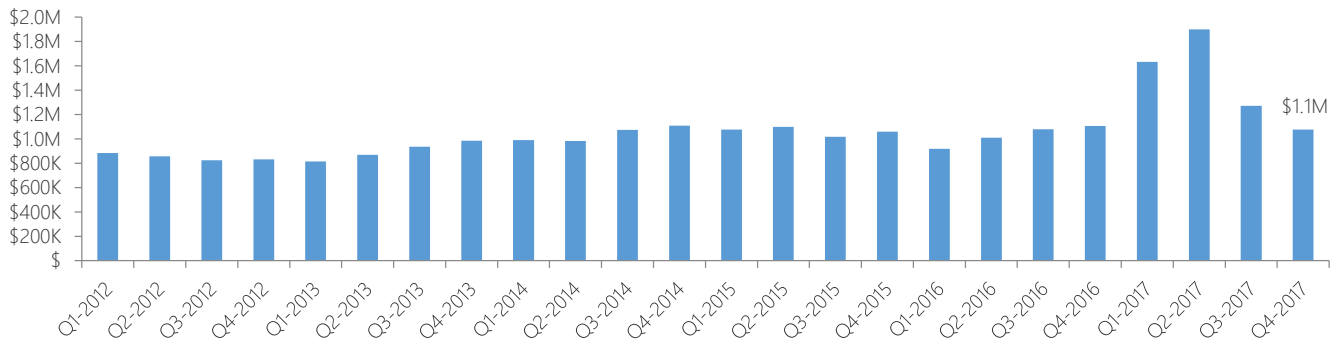


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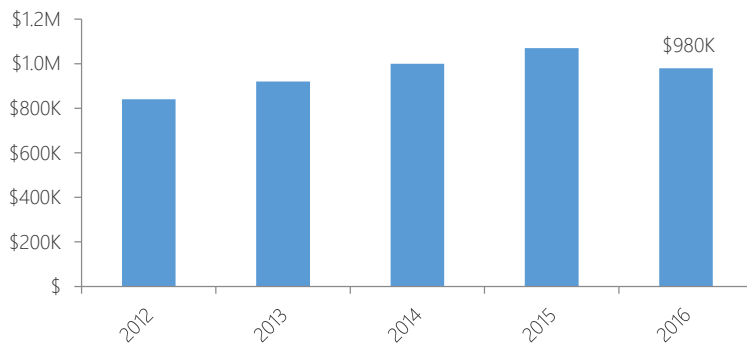


RESIDENTIAL STATS

Median Sale Price by Quarter

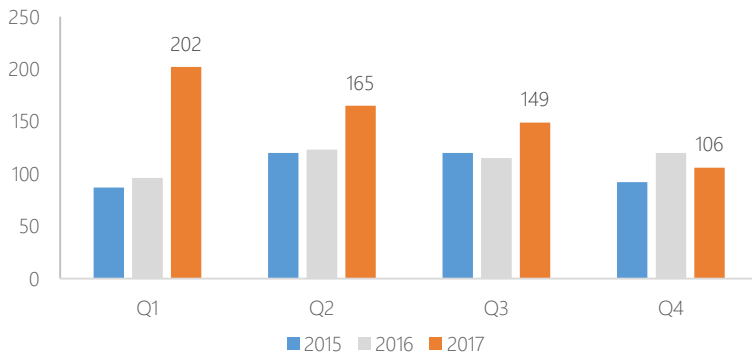


Median Sale Price by Year



Number of Transactions

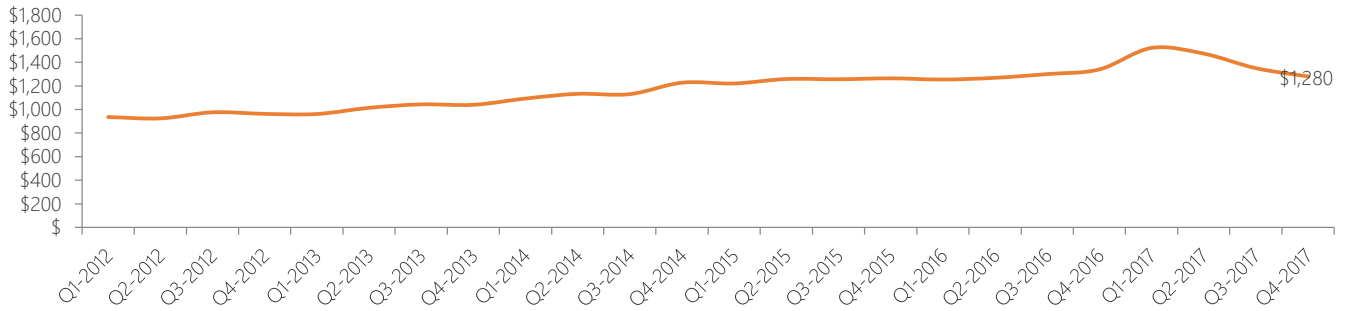
Quarter	2012	2013	2014	2015	2016	2017
Q1	92	80	119	87	96	202
Q2	118	147	148	120	123	165
Q3	109	165	131	120	115	149
Q4	96	118	116	92	120	106



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Median Sale Price per Square Foot

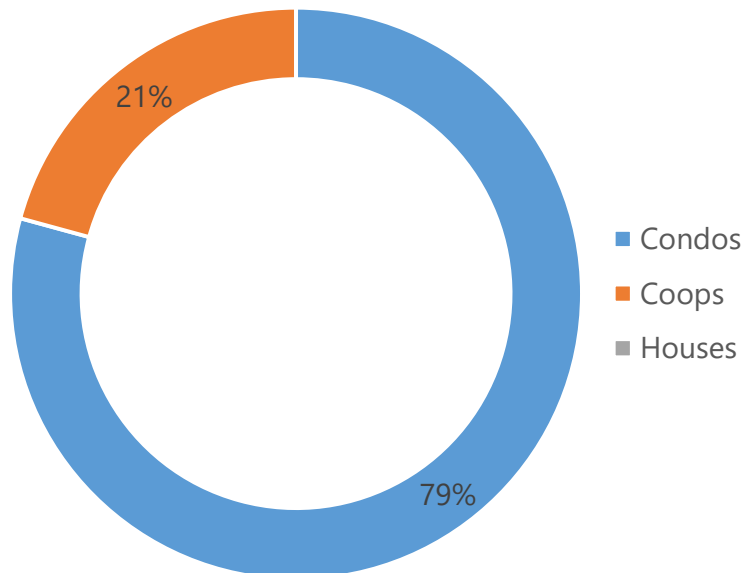


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,200,000	-7%	\$1,296	-7%	84
Coops	\$725,000	-1%	\$1,080	8%	22
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
140 West St #19B	1-00084-1124	19-Oct-17	\$8,655,125	Condo	3,652
115 Nassau St #38A	1-00090-1245	3-Nov-17	\$8,171,456	Condo	
140 West St #16P	1-00084-1106	19-Dec-17	\$6,400,000	Condo	3,025
140 West St #17P	1-00084-1120	7-Dec-17	\$6,180,250	Condo	3,025
50 West St #52A	1-00017-1377	26-Oct-17	\$4,424,296	Condo	1,734
115 Nassau St #37B	1-00090-1244	14-Nov-17	\$4,276,650	Condo	1,803
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	
115 Nassau St #40B	1-00090-1249	21-Dec-17	\$3,711,521	Condo	
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
115 Nassau St #43B	1-00090-1255	7-Dec-17	\$3,683,306	Condo	
115 Nassau St #43A	1-00090-1254	6-Dec-17	\$3,625,000	Condo	1,624
140 West St #17N	1-00084-1119	28-Nov-17	\$3,600,000	Condo	1,984
115 Nassau St #42A	1-00090-1252	6-Dec-17	\$3,600,000	Condo	
115 Nassau St #40A	1-00090-1248	1-Dec-17	\$3,450,000	Condo	1,624
130 Beekman St #5A	1-00097-1117	3-Oct-17	\$3,397,000	Condo	2,035
115 Nassau St #39A	1-00090-1246	5-Dec-17	\$3,135,000	Condo	1,393
15 Broad St #1720	1-00026-1109	15-Nov-17	\$2,900,000	Condo	2,300
50 West St #54D	1-00017-1387	14-Dec-17	\$2,675,000	Condo	
15 Broad St #1120	1-00026-1029	1-Dec-17	\$2,614,150	Condo	2,300
101 Wall St #8B	1-00033-1020	15-Nov-17	\$2,571,081	Condo	1,512
50 West St #47D	1-00017-1361	11-Oct-17	\$2,545,625	Condo	1,258
101 Wall St #6B	1-00033-1014	19-Dec-17	\$2,394,160	Condo	
26-28 Beaver St #FL2	1-00011-0014	21-Dec-17	\$2,200,000	Coop	
15 Broad St #1716	1-00026-1108	30-Oct-17	\$2,095,000	Condo	1,727
15 William St #29E	1-00025-1584	18-Dec-17	\$1,925,000	Condo	1,300
36-38 Park Row #11E	1-00101-0001	5-Oct-17	\$1,900,000	Coop	1,600
53-55 Liberty St #1920A	1-00064-0008	30-Nov-17	\$1,900,000	Coop	
138-142 Nassau St #9A	1-00100-0026	29-Dec-17	\$1,895,000	Coop	
50 West St #31B	1-00017-1300	13-Oct-17	\$1,888,854	Condo	
15 William St #24A	1-00025-1540	13-Oct-17	\$1,840,000	Condo	1,325
88 Greenwich St #1304	1-00018-1273	27-Oct-17	\$1,675,000	Condo	1,213
15 William St #46K	1-00025-1716	11-Dec-17	\$1,580,000	Condo	1,062
15 William St #46J	1-00025-1715	11-Dec-17	\$1,570,000	Condo	960
88 Greenwich St #709	1-00018-1125	18-Dec-17	\$1,500,000	Condo	1,122
90 William St #9B	1-00068-1225	9-Nov-17	\$1,485,000	Condo	1,186
59 John St #4F	1-00078-1622	16-Oct-17	\$1,460,000	Condo	1,757
15 William St #D7	1-00025-1408	16-Nov-17	\$1,295,000	Condo	1,065
90 William St #2A	1-00068-1203	30-Nov-17	\$1,290,000	Condo	1,033
15 William St #43C	1-00025-1692	16-Oct-17	\$1,265,000	Condo	832
18-20 Pine St #2604	1-00044-1359	4-Dec-17	\$1,250,000	Condo	1,045
90 William St #10G	1-00068-1296	15-Dec-17	\$1,250,000	Condo	1,080
50 Pine St #3S	1-00041-1006	22-Dec-17	\$1,200,000	Condo	1,045
88 Greenwich St #2801	1-00018-1410	29-Nov-17	\$1,150,000	Condo	723
101 Wall St #9A	1-00033-1022	28-Dec-17	\$1,140,000	Condo	
88 Greenwich St #1609	1-00018-1324	15-Dec-17	\$1,135,000	Condo	723
15 William St #39D	1-00025-1663	27-Dec-17	\$1,125,000	Condo	698
15 William St #14C	1-00025-1462	29-Nov-17	\$1,110,000	Condo	832
99 John St #2508	1-00076-1532	18-Dec-17	\$1,100,000	Condo	798



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Address	BBL	Sale date	Sale price	Property type	Sqft
80 John St #18D	1-00068-1132	3-Oct-17	\$1,050,000	Condo	1,090
80 Gold St #8C	1-00094-0001	27-Nov-17	\$998,500	Coop	
15 William St #8F	1-00025-1425	6-Dec-17	\$994,997	Condo	812
15 William St #23G	1-00025-1538	29-Nov-17	\$982,500	Condo	800
101 Wall St #4A	1-00033-1007	29-Nov-17	\$977,520	Condo	706
56 Pine St #4D	1-00041-1213	20-Dec-17	\$975,000	Condo	1,031
99 John St #1807	1-00076-1445	3-Oct-17	\$954,500	Condo	754
80 Gold St #10L	1-00094-0001	13-Nov-17	\$950,000	Coop	
130-168 Water St #9K	1-00039-1090	8-Nov-17	\$945,000	Condo	813
150 Nassau St #6G	1-00100-1045	15-Dec-17	\$900,000	Condo	670
90 William St #9D	1-00068-1253	25-Oct-17	\$885,000	Condo	845
164-168 Pearl St #6L	1-00039-1056	12-Dec-17	\$880,000	Condo	816
80 Gold St #3H	1-00094-0001	8-Nov-17	\$875,000	Coop	
120 Greenwich St #10F	1-00053-1081	7-Nov-17	\$845,000	Condo	698
75 Wall St #27E	1-00031-1153	17-Nov-17	\$835,000	Condo	669
80 John St #2E	1-00068-1008	2-Oct-17	\$787,500	Condo	736
80 Gold St #24E	1-00094-0001	24-Oct-17	\$781,300	Coop	
55 Wall St #504	1-00027-1004	22-Nov-17	\$780,000	Condo	890
18-20 Pine St #2411	1-00044-1345	5-Oct-17	\$780,000	Condo	595
80 Gold St #26E	1-00094-0001	30-Oct-17	\$775,000	Coop	
80 Gold St #10M	1-00094-0001	15-Nov-17	\$770,000	Coop	
55 Wall St #506	1-00027-1005	17-Nov-17	\$755,000	Condo	859
20 West St #21K	1-00015-1223	13-Oct-17	\$755,000	Condo	509
21-23 S William St #4C	1-00029-1214	15-Dec-17	\$750,000	Condo	529
40 Broad St #11F	1-00024-1012	13-Nov-17	\$730,000	Condo	620
80 Gold St #20J	1-00094-0001	23-Oct-17	\$725,000	Coop	
88 Greenwich St #806	1-00018-1151	1-Nov-17	\$725,000	Condo	620
88 Greenwich St #517	1-00018-1075	7-Nov-17	\$722,000	Condo	591
80 Gold St #15J	1-00094-0001	12-Dec-17	\$720,000	Coop	740
99 John St #1101	1-00076-1337	18-Dec-17	\$715,000	Condo	545
80 Gold St #5M	1-00094-0001	28-Dec-17	\$700,000	Coop	
80 Gold St #8H	1-00094-0001	15-Dec-17	\$700,000	Coop	
99 John St #1003	1-00076-1313	30-Oct-17	\$688,000	Condo	537
56 Pine St #11B	1-00041-1257	20-Oct-17	\$685,000	Condo	706
56 Pine St #16A	1-00041-1284	31-Oct-17	\$665,000	Condo	622
40 Broad St #23G	1-00024-1097	1-Dec-17	\$655,888	Condo	560
80 Gold St #8J	1-00094-0001	1-Nov-17	\$655,000	Coop	
80 Gold St #20A	1-00094-0001	26-Oct-17	\$651,000	Coop	
20 West St #21D	1-00015-1217	20-Nov-17	\$650,000	Condo	432
99 John St #909	1-00076-1293	6-Oct-17	\$649,000	Condo	491
20 West St #16D	1-00015-1174	28-Dec-17	\$600,000	Condo	509
164-168 Pearl St #12E	1-00039-1119	20-Nov-17	\$580,000	Condo	547
99 John St #214	1-00076-1117	4-Dec-17	\$575,000	Condo	487
80 Gold St #2F	1-00094-0001	14-Nov-17	\$545,000	Coop	
3 Hanover Sq #4L	1-00028-0001	20-Oct-17	\$500,000	Coop	
80 Gold St #12G	1-00094-0001	13-Dec-17	\$500,000	Coop	
80 Gold St #5A	1-00094-0001	14-Dec-17	\$475,000	Coop	
20 West St #PHE	1-00015-1383	30-Nov-17	\$467,000	Condo	365
80 Gold St #25J	1-00094-0001	9-Oct-17	\$337,550	Coop	
88 Greenwich St #820	1-00018-1165	9-Oct-17	\$175,385	Condo	552



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