

CIVIC CENTER

A quarterly analysis of residential sales
in Civic Center, Manhattan

4th Quarter 2017



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



Residential Market Report, 4th Quarter 2017

Civic Center, Manhattan

SUMMARY

MEDIAN SALE PRICE



-11% YoY

NO. OF TRANSACTIONS



75% YoY

MEDIAN PRICE/SQ.FT.



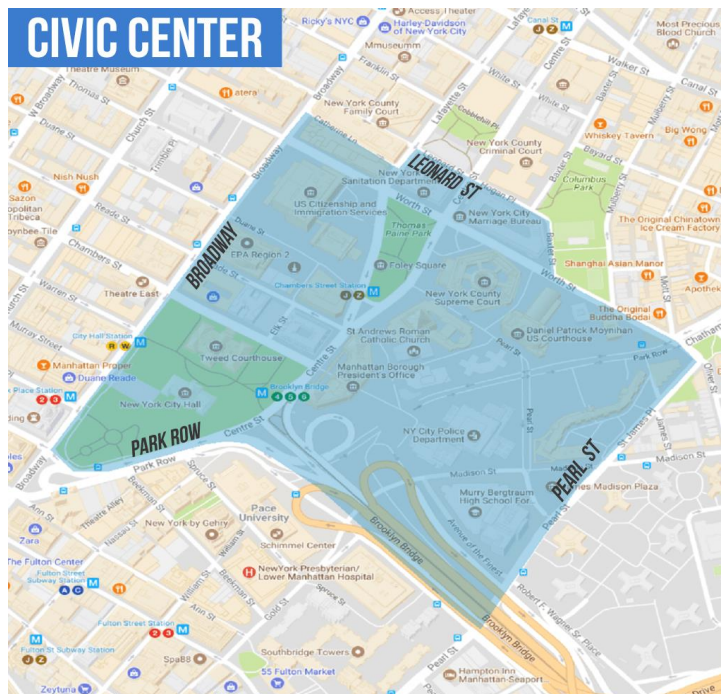
-45% YoY

MANHATTAN
MEDIAN SALE PRICE



11% YoY

NEIGHBORHOOD BOUNDARIES

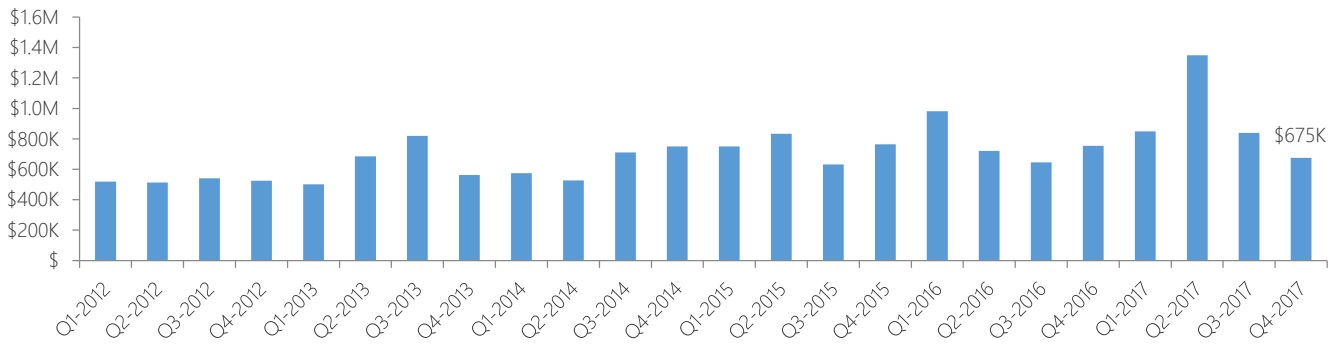


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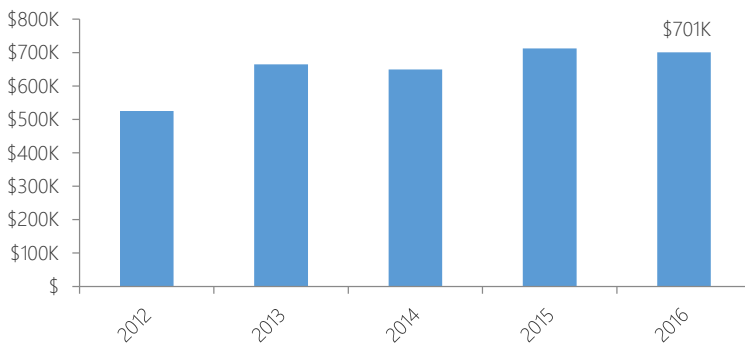


RESIDENTIAL STATS

Median Sale Price by Quarter

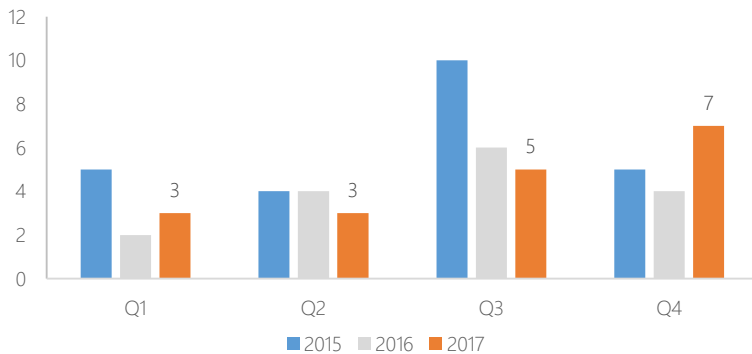


Median Sale Price by Year



Number of Transactions

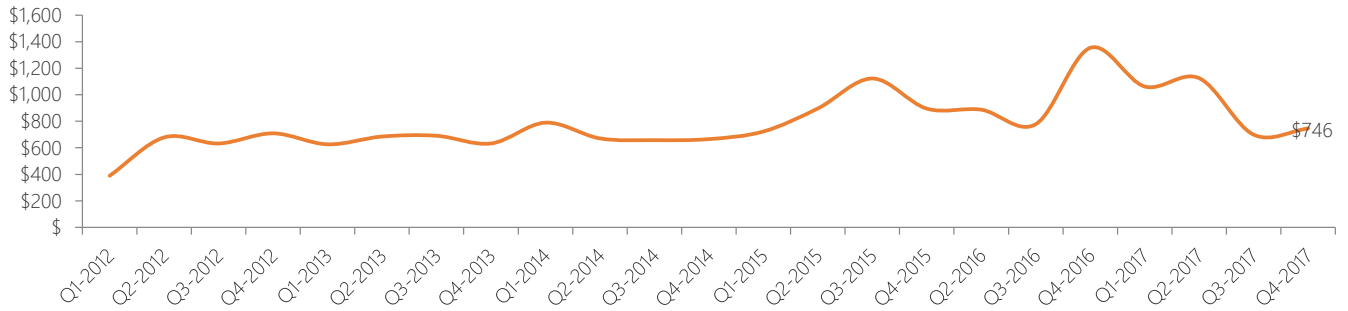
Quarter	2012	2013	2014	2015	2016	2017
Q1	1	4	5	5	2	3
Q2	6	3	6	4	4	3
Q3	3	11	4	10	6	5
Q4	3	4	9	5	4	7



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Median Sale Price per Square Foot

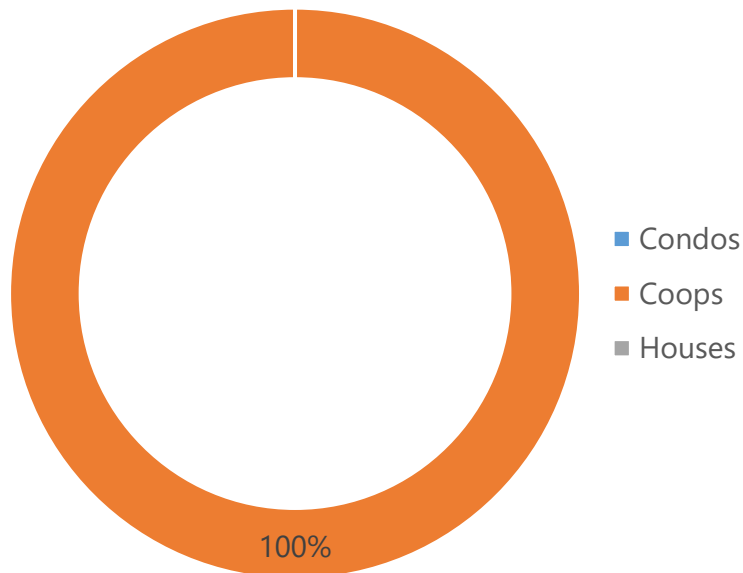


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	-	-	-	-	0
Coops	\$675,000	-11%	\$746	-45%	7
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
185 Park Row #10A	1-00117-0001	26-Oct-17	\$895,000	Coop	1,200
196-198 Park Row #6A	1-00161-0001	8-Dec-17	\$825,000	Coop	800
196-198 Park Row #25A	1-00161-0001	30-Oct-17	\$780,000	Coop	
185 Park Row #12C	1-00117-0001	19-Oct-17	\$675,000	Coop	1,150
196-198 Park Row #6E	1-00161-0001	27-Oct-17	\$510,000	Coop	
196-198 Park Row #2E	1-00161-0001	18-Dec-17	\$500,000	Coop	
185 Park Row #8F	1-00117-0001	26-Oct-17	\$410,000	Coop	



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