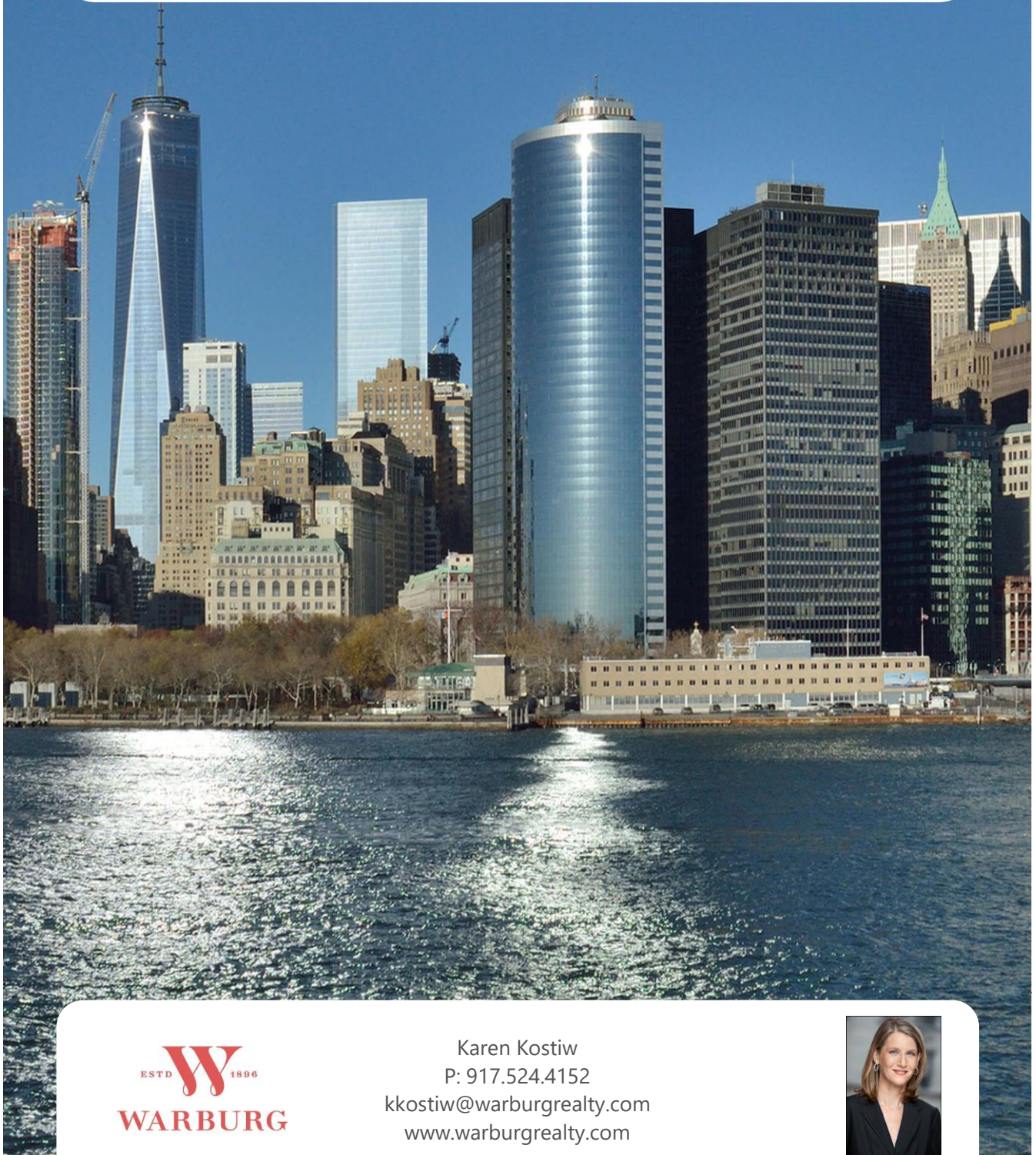


FINANCIAL DISTRICT

A quarterly analysis of residential sales
in Financial District, Manhattan

1st Quarter 2018



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Residential Market Report, 1st Quarter 2018

Financial District, Manhattan

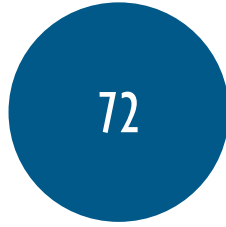
SUMMARY

MEDIAN SALE PRICE



-30% YoY

NO. OF TRANSACTIONS



-64% YoY

MEDIAN PRICE/SQ.FT.



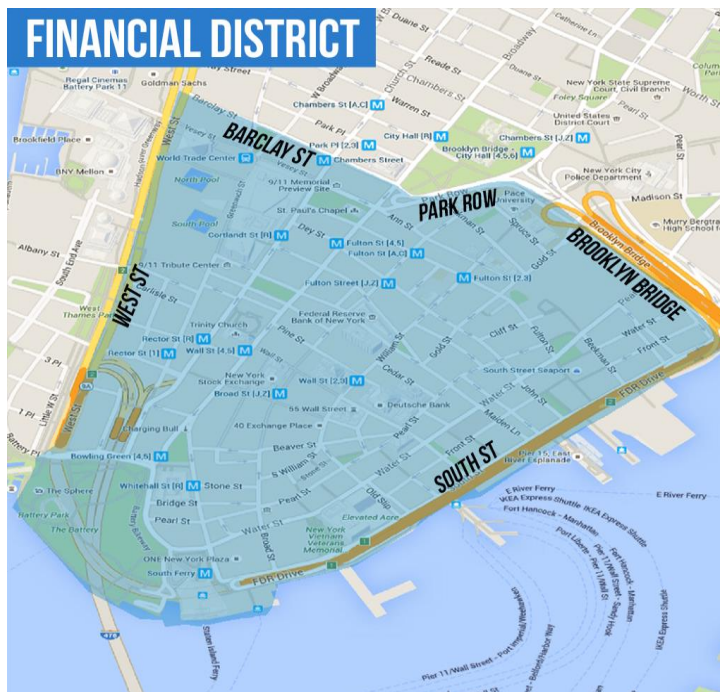
-14% YoY

MANHATTAN
MEDIAN SALE PRICE



3% YoY

NEIGHBORHOOD BOUNDARIES

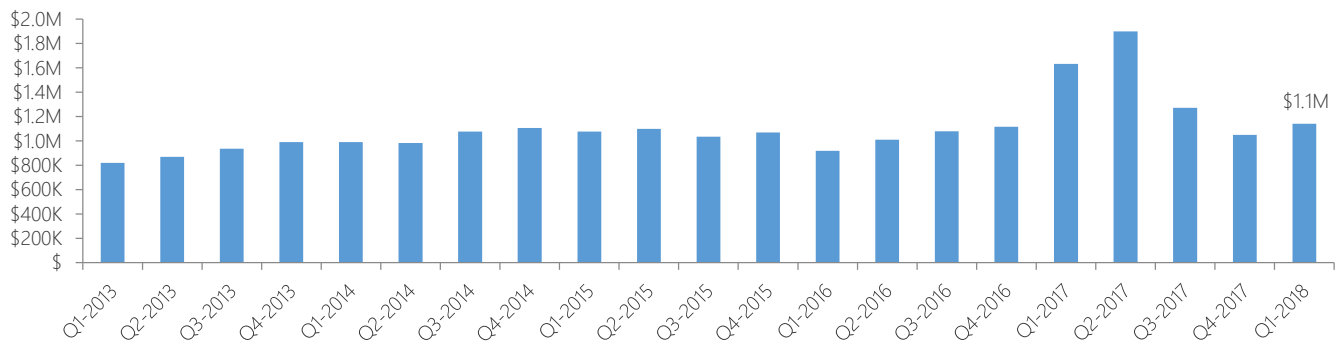


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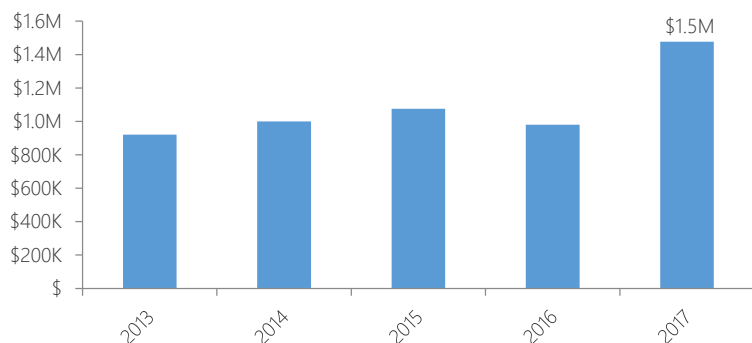


RESIDENTIAL STATS

Median Sale Price by Quarter

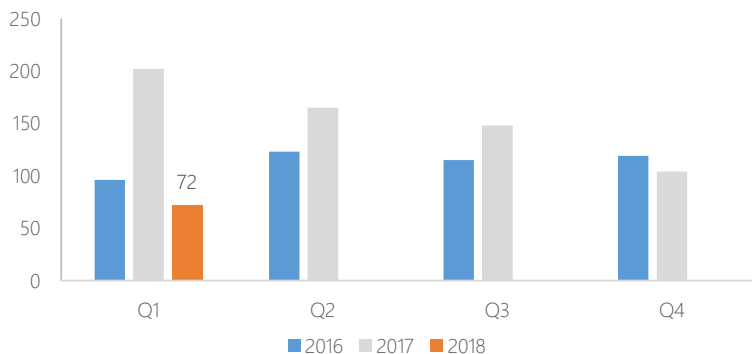


Median Sale Price by Year



Number of Transactions

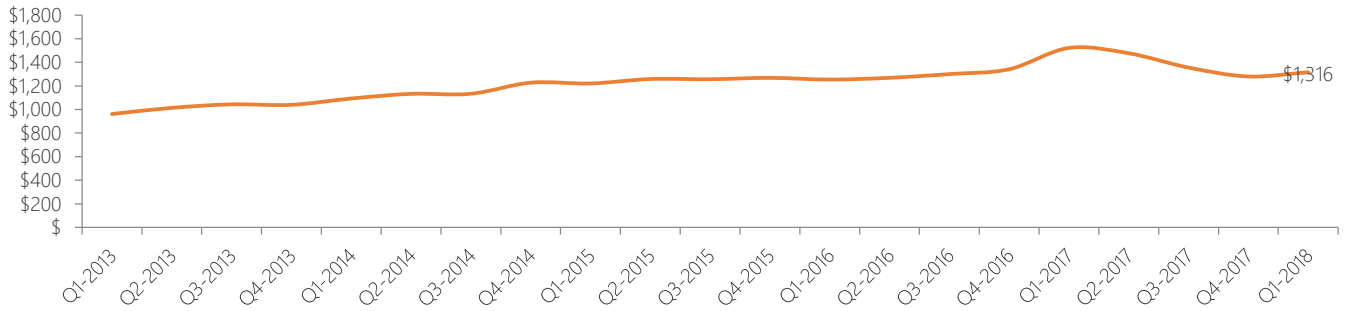
Quarter	2013	2014	2015	2016	2017	2018
Q1	79	118	87	96	202	72
Q2	147	148	120	123	165	
Q3	165	129	119	115	148	
Q4	117	115	89	119	104	



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Median Sale Price per Square Foot

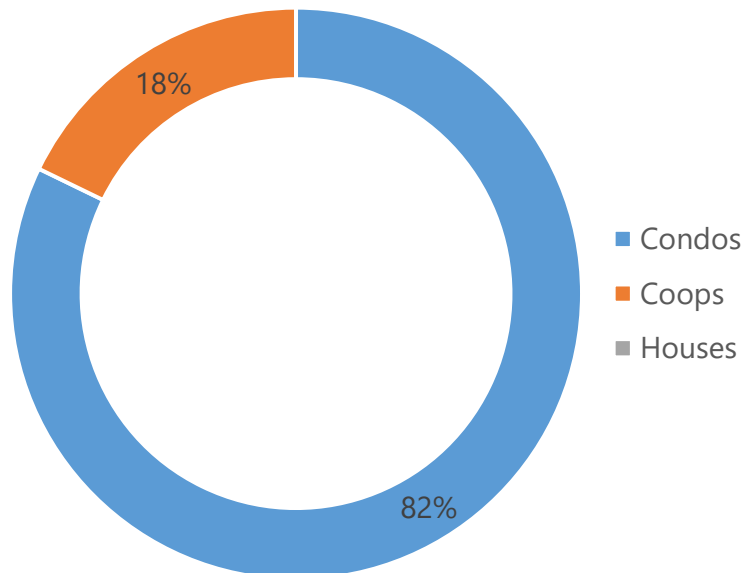


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,205,952	-36%	\$1,323	-14%	60
Coops	\$767,694	0%	\$1,031	2%	13
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
140 West St #19D	1-00084-1126	23-Mar-18	\$7,425,000	Condo	3,428
115 Nassau St #45B	1-00090-1259	8-Jan-18	\$3,784,219	Condo	
115 Nassau St #42B	1-00090-1253	5-Feb-18	\$3,632,850	Condo	
130 Beekman St #2MC	1-00097-1107	8-Feb-18	\$3,150,000	Condo	2,181
115 Nassau St #22A	1-00090-1218	1-Mar-18	\$2,675,000	Condo	1,625
123 Washington St #PH56F	1-00053-1360	10-Jan-18	\$2,599,788	Condo	1,152
101 Wall St #14B	1-00033-1035	23-Jan-18	\$2,418,344	Condo	1,417
123 Washington St #PH56D	1-00053-1359	30-Jan-18	\$2,341,975	Condo	1,023
15 Broad St #1912	1-00026-1137	16-Mar-18	\$2,300,000	Condo	1,809
15 Broad St #912	1-00026-1376	29-Mar-18	\$2,100,000	Condo	1,377
15 William St #29A	1-00025-1580	15-Feb-18	\$1,920,000	Condo	1,325
15 William St #22E	1-00025-1528	15-Feb-18	\$1,840,000	Condo	1,300
115 Nassau St #17B	1-00090-1204	30-Mar-18	\$1,837,500	Condo	
15 William St #18E	1-00025-1496	2-Mar-18	\$1,800,000	Condo	1,300
75 Wall St #31C	1-00031-1223	16-Feb-18	\$1,710,000	Condo	1,352
101 Wall St #5C	1-00033-1012	21-Feb-18	\$1,625,000	Condo	
15 William St #15H	1-00025-1475	13-Feb-18	\$1,607,500	Condo	1,373
53-55 Liberty St #26A	1-00064-0008	9-Mar-18	\$1,600,000	Coop	1,750
59 John St #9D	1-00078-1660	1-Mar-18	\$1,595,000	Condo	1,210
264 Water St #4A	1-00106-1312	11-Jan-18	\$1,555,000	Condo	1,317
150 Nassau St #7H	1-00100-1057	14-Feb-18	\$1,375,000	Condo	1,071
18-20 Pine St #1608	1-00044-1211	5-Mar-18	\$1,367,500	Condo	1,208
55 Wall St #552	1-00027-1016	12-Mar-18	\$1,336,900	Condo	1,165
15 William St #46C	1-00025-1713	8-Mar-18	\$1,330,000	Condo	832
15 William St #44C	1-00025-1699	9-Jan-18	\$1,280,000	Condo	832
40 Broad St #14H	1-00024-1030	27-Feb-18	\$1,280,000	Condo	1,329
15 William St #37B	1-00025-1645	8-Jan-18	\$1,275,000	Condo	791
15 William St #40F	1-00025-1673	22-Mar-18	\$1,250,000	Condo	812
15 William St #25C	1-00025-1550	19-Jan-18	\$1,206,000	Condo	832
101 Wall St #14A	1-00033-1034	17-Jan-18	\$1,205,904	Condo	703
40 Broad St #26A	1-00024-1115	27-Feb-18	\$1,186,500	Condo	941
101 Wall St #10A	1-00033-1025	13-Feb-18	\$1,186,115	Condo	
75 Wall St #30A	1-00031-1203	1-Mar-18	\$1,150,000	Condo	886
88 Greenwich St #1203	1-00018-1253	9-Feb-18	\$1,150,000	Condo	816
18-20 Pine St #910	1-00044-1099	8-Feb-18	\$1,130,000	Condo	1,101
18-20 Pine St #1805	1-00044-1246	19-Mar-18	\$1,125,000	Condo	1,100
80 Gold St #18C	1-00094-0001	28-Mar-18	\$1,088,888	Coop	
123 Washington St #35E	1-00053-1221	15-Mar-18	\$1,030,000	Condo	704
71-73 Nassau St #15B	1-00079-1161	16-Jan-18	\$995,000	Condo	813
15 William St #40D	1-00025-1671	22-Mar-18	\$992,794	Condo	698
71-73 Nassau St #8B	1-00079-1133	9-Mar-18	\$975,000	Condo	813
80 Gold St #3H	1-00094-0001	2-Feb-18	\$969,000	Coop	
18-20 Pine St #2007	1-00044-1282	1-Feb-18	\$960,000	Condo	926
40 Broad St #15C	1-00024-1033	9-Feb-18	\$950,000	Condo	1,181
80 Gold St #18K	1-00094-0001	13-Mar-18	\$940,000	Coop	
15 Broad St #2622	1-00026-1244	1-Feb-18	\$912,000	Condo	685
88 Greenwich St #1711	1-00018-1339	9-Feb-18	\$900,000	Condo	640
53-55 Liberty St #22D	1-00064-0008	22-Jan-18	\$825,000	Coop	800
80 Gold St #26N	1-00094-0001	12-Jan-18	\$791,500	Coop	687
75 Wall St #30Q	1-00031-1219	29-Mar-18	\$770,000	Condo	582



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Address	BBL	Sale date	Sale price	Property type	Sqft
20 West St #43C	1-00015-1369	12-Feb-18	\$763,688	Condo	447
80 Gold St #11J	1-00094-0001	9-Mar-18	\$743,888	Coop	
111 Fulton St #620	1-00091-1296	7-Mar-18	\$736,000	Condo	560
75 Wall St #33J	1-00031-1266	8-Jan-18	\$721,000	Condo	445
88 Greenwich St #1006	1-00018-1207	9-Mar-18	\$720,000	Condo	620
111 Fulton St #720	1-00091-1320	1-Feb-18	\$715,000	Condo	560
55 Wall St #624	1-00027-1034	29-Jan-18	\$685,000	Condo	595
21-23 S William St #3C	1-00029-1209	29-Jan-18	\$675,000	Condo	526
150 Nassau St #6K	1-00100-1049	8-Mar-18	\$669,000	Condo	496
80 Gold St #5E	1-00094-0001	16-Feb-18	\$665,000	Coop	
80 Gold St #6J	1-00094-0001	5-Mar-18	\$665,000	Coop	
120 Greenwich St #2D	1-00053-1007	12-Mar-18	\$662,881	Condo	612
3 Hanover Sq #10J	1-00028-0001	14-Mar-18	\$645,000	Coop	650
82 Beaver St #804	1-00028-1060	28-Feb-18	\$635,000	Condo	459
80 Gold St #23A	1-00094-0001	8-Jan-18	\$635,000	Coop	476
21-23 S William St #7A	1-00029-1227	20-Mar-18	\$575,000	Condo	452
40 Broad St #23D	1-00024-1094	9-Mar-18	\$500,000	Condo	831
80 Gold St #4A	1-00094-0001	1-Mar-18	\$489,000	Coop	



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