

# NOMAD

A quarterly analysis of residential sales  
in NoMad, Manhattan

1st Quarter 2018



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# Residential Market Report, 1st Quarter 2018

## NoMad, Manhattan

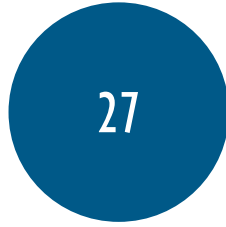
### SUMMARY

MEDIAN SALE PRICE



-37% YoY

NO. OF TRANSACTIONS



-58% YoY

MEDIAN PRICE/SQ.FT.



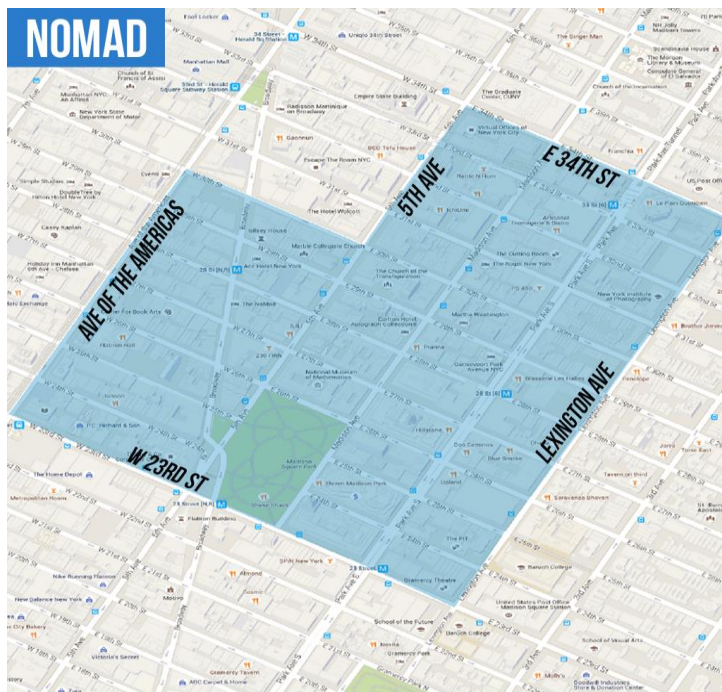
-7% YoY

MANHATTAN  
MEDIAN SALE PRICE



3% YoY

### NEIGHBORHOOD BOUNDARIES

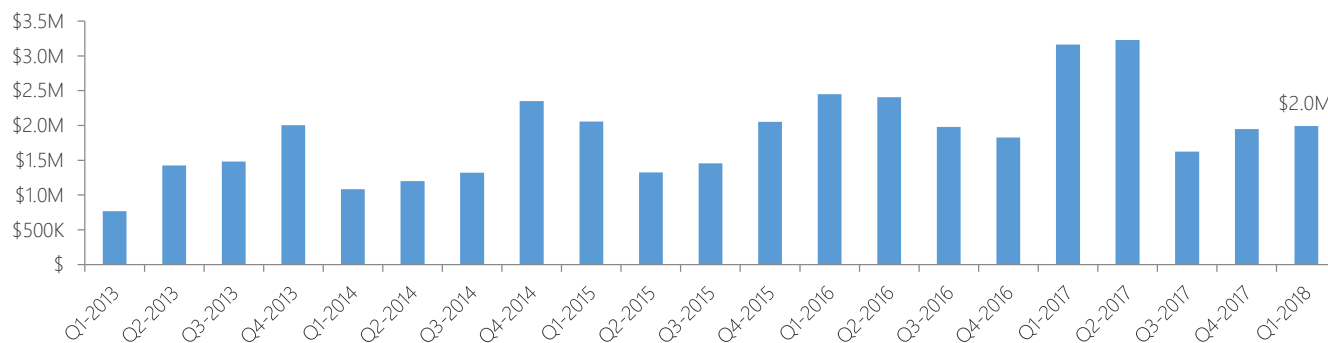


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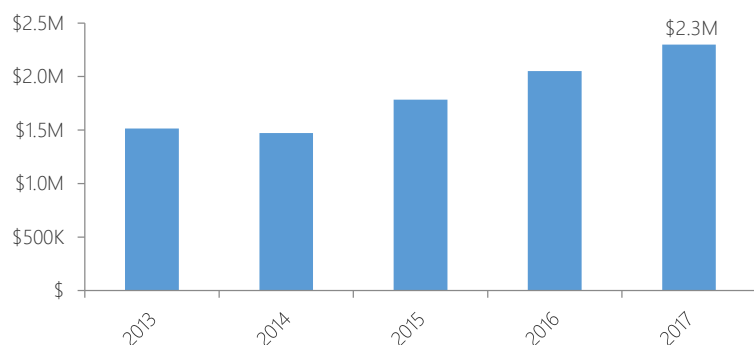


## RESIDENTIAL STATS

### Median Sale Price by Quarter

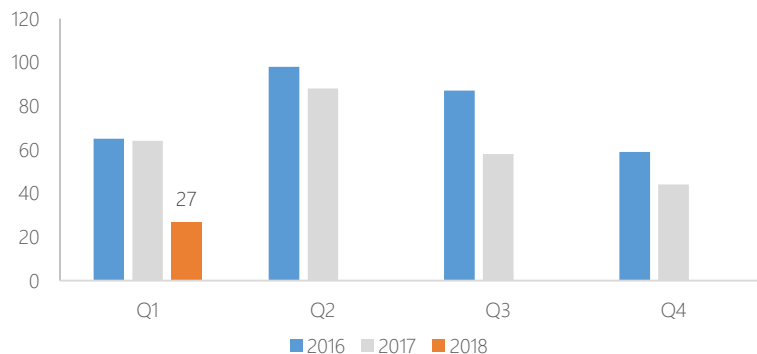


### Median Sale Price by Year



### Number of Transactions

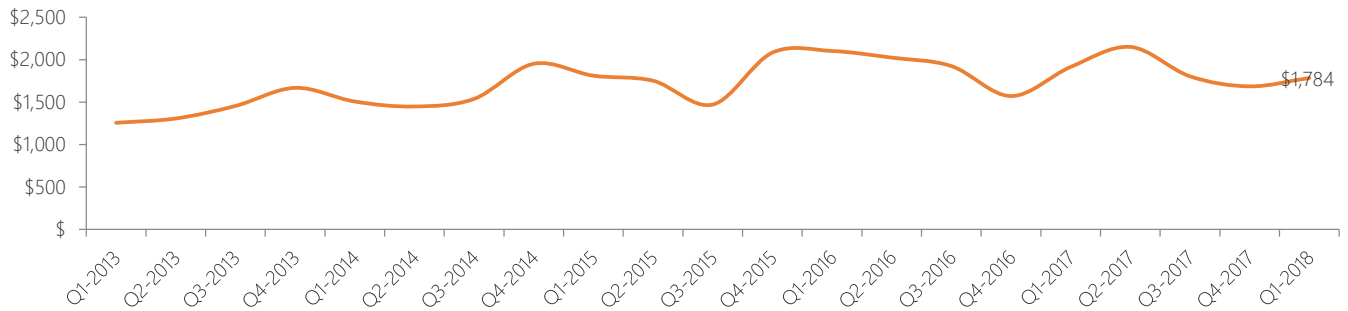
Quarter	2013	2014	2015	2016	2017	2018
Q1	37	42	48	65	64	27
Q2	49	51	54	98	88	
Q3	84	46	44	87	58	
Q4	82	68	84	59	44	



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## Median Sale Price per Square Foot

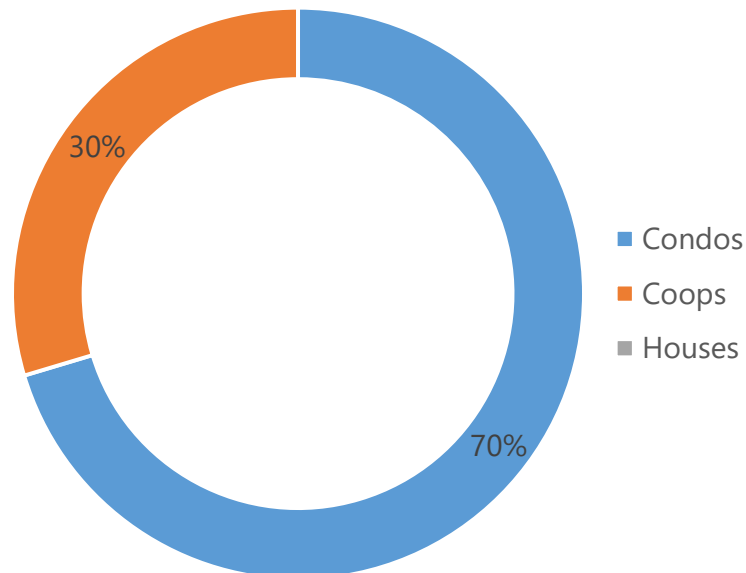


## RESIDENTIAL SALES BREAKDOWN

### Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,375,000	-43%	\$1,889	-15%	19
Coops	\$601,250	-5%	\$1,083	-3%	8
Houses	-	-	-	-	0

### Number of Sales by Building Type



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## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
1107 Broadway #5E	1-00826-1029	23-Feb-18	\$10,100,000	Condo	2,871
212 5 Ave #17B	1-00827-1040	18-Jan-18	\$9,300,000	Condo	3,078
212 5 Ave #14B	1-00827-1033	28-Mar-18	\$7,550,000	Condo	
1107 Broadway #4G	1-00826-1023	15-Feb-18	\$5,950,000	Condo	2,354
88 Lexington Ave #1806	1-00882-1288	26-Mar-18	\$5,208,934	Condo	
172 Madison Ave #18A	1-00863-1143	20-Feb-18	\$3,258,400	Condo	1,479
172 Madison Ave #22B	1-00863-1156	26-Mar-18	\$3,073,079	Condo	
31-33 E 28 St #2E	1-00858-1002	28-Mar-18	\$2,850,000	Condo	1,998
46-50 W 29 St #6W	1-00830-0074	8-Feb-18	\$2,650,000	Coop	
39-45 E 29 St #18A	1-00859-1281	9-Feb-18	\$2,500,000	Condo	1,158
225 5 Ave #6B	1-00856-1172	20-Feb-18	\$2,250,000	Condo	1,229
90 Lexington Ave #10A	1-00882-1143	15-Feb-18	\$2,220,389	Condo	
90 Lexington Ave #7A	1-00882-1128	8-Mar-18	\$2,033,975	Condo	1,045
127 Madison Ave #2	1-00860-1202	3-Jan-18	\$1,950,000	Condo	1,550
39-45 E 29 St #16B	1-00859-1272	12-Jan-18	\$1,715,000	Condo	855
121 E 23 St #14A	1-00879-1069	1-Feb-18	\$1,585,000	Condo	981
76 Madison Ave #8C	1-00857-1123	24-Jan-18	\$1,525,000	Condo	855
76 Madison Ave #8C	1-00857-1123	24-Jan-18	\$1,525,000	Condo	855
50 Lexington Ave #27A	1-00880-0019	20-Feb-18	\$1,425,000	Coop	
325 5 Ave #19B	1-00862-1387	28-Mar-18	\$998,000	Condo	646
50 Lexington Ave #22B	1-00880-0019	22-Mar-18	\$650,000	Coop	600
284 5 Ave #4B	1-00832-0039	1-Mar-18	\$607,500	Coop	531
50 Lexington Ave #10F	1-00880-0019	30-Mar-18	\$595,000	Coop	
66 Madison Ave #8J	1-00857-0018	13-Feb-18	\$475,000	Coop	
139 E 33 St #7J	1-00889-0015	5-Feb-18	\$448,000	Coop	
139 E 33 St #12N	1-00889-0015	19-Mar-18	\$439,000	Coop	512



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