

DOWNTOWN MANHATTAN

A quarterly analysis of residential sales
in Downtown Manhattan, Manhattan

2nd Quarter 2018



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Residential Market Report, 2nd Quarter 2018

Downtown Manhattan, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.38M

-19% YoY

NO. OF TRANSACTIONS

630

-23% YoY

MEDIAN PRICE/SQ.FT.

\$1,500

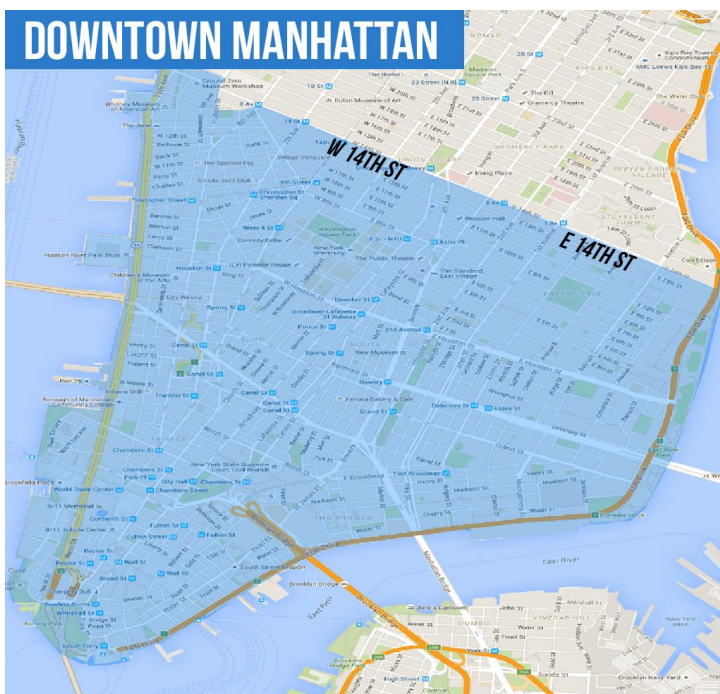
-10% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.08M

-8% YoY

NEIGHBORHOOD BOUNDARIES

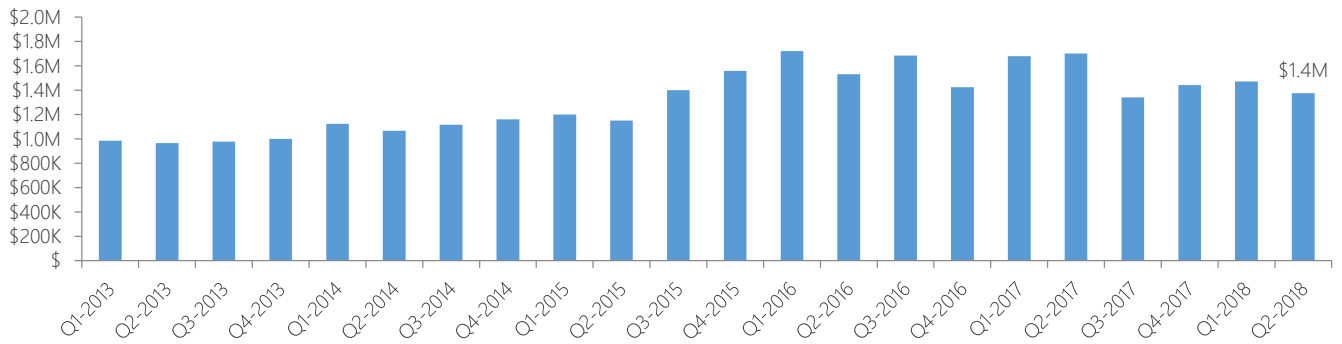


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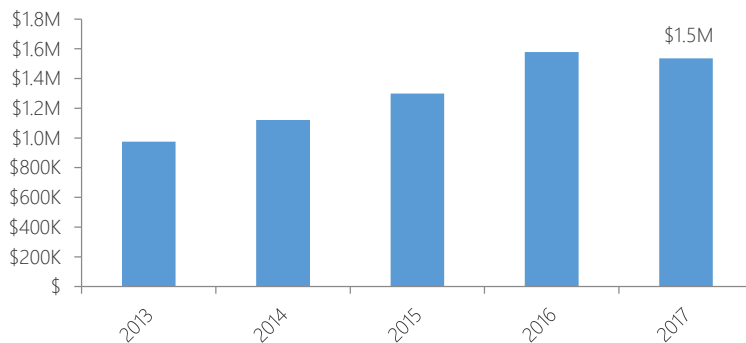


RESIDENTIAL STATS

Median Sale Price by Quarter

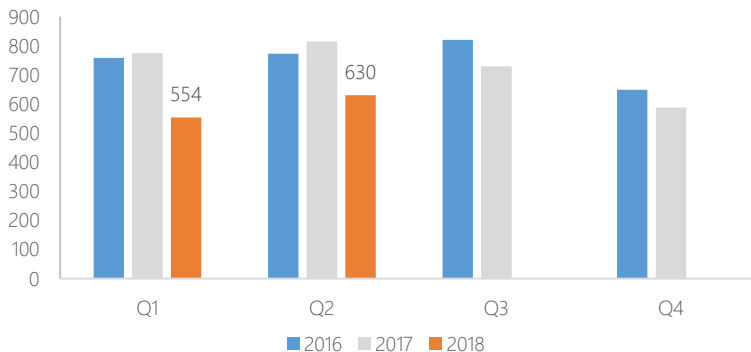


Median Sale Price by Year



Number of Transactions

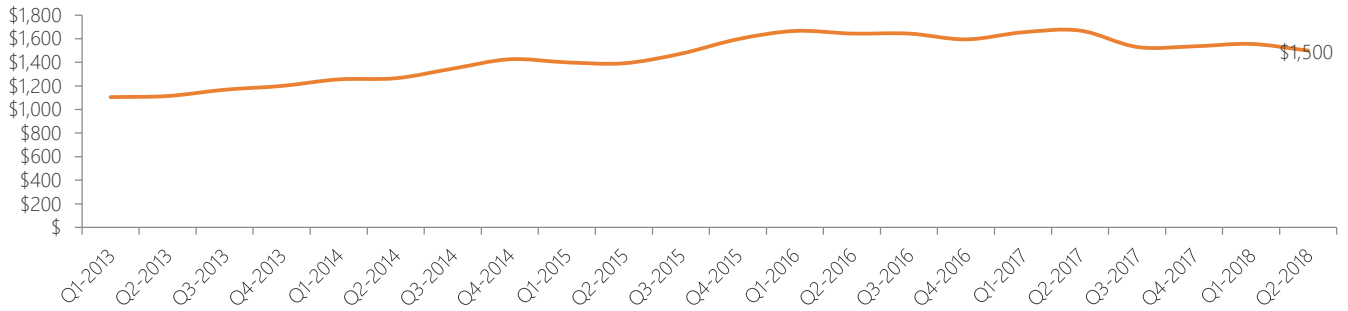
Quarter	2013	2014	2015	2016	2017	2018
Q1	602	654	570	758	775	554
Q2	909	774	686	773	815	630
Q3	978	818	842	820	729	
Q4	751	678	660	649	588	



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Median Sale Price per Square Foot

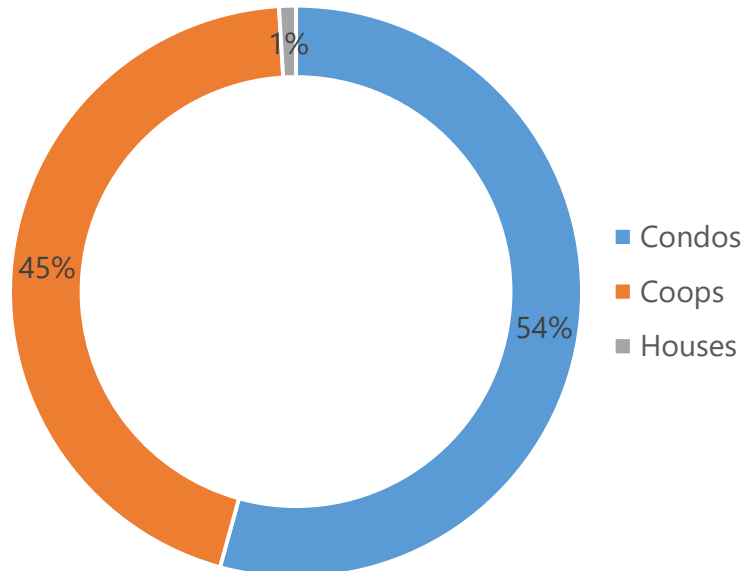


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,017,500	-19%	\$1,595	-13%	342
Coops	\$899,500	-2%	\$1,332	4%	282
Houses	\$6,075,000	-63%	\$2,355	-32%	6

Number of Sales by Building Type



TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
443 Greenwich St #PHA	1-00222-1246	1-May-18	\$43,787,805	Condo	8,569
30 Park Pl #PH80	1-00123-1258	17-Apr-18	\$32,643,671	Condo	6,204
30 Park Pl #74A	1-00123-1247	24-Apr-18	\$26,642,995	Condo	8,299
30 Park Pl #74A	1-00123-1247	24-Apr-18	\$26,642,995	Condo	8,299
140 Franklin St #5BC	1-00189-1512	10-May-18	\$19,000,000	Condo	6,226
161-165 Perry St #6	1-00637-0077	4-May-18	\$18,000,000	Coop	
155 W Eleventh St #PHEA	1-00607-1391	2-May-18	\$15,806,474	Condo	3,486
150 Wooster St #2	1-00514-1503	15-May-18	\$14,250,409	Condo	
20 Greene St #6B	1-00230-1212	18-May-18	\$13,860,000	Condo	4,189
224 W Tenth St	1-00619-0023	10-May-18	\$13,500,000	House	3,450
150 Wooster St #3	1-00514-1504	15-May-18	\$12,224,091	Condo	
115 Nassau St #PH50	1-00090-1268	9-May-18	\$11,600,000	Condo	
67 Franklin St #6C	1-00174-1412	7-Jun-18	\$11,458,063	Condo	
62 Vestry St #5E	1-00223-1119	15-Jun-18	\$11,357,988	Condo	
160 Leroy St #9BN	1-00601-1333	28-Jun-18	\$11,250,000	Condo	
160 Leroy St #8BN	1-00601-1327	1-Jun-18	\$10,949,438	Condo	
583 Broadway #4B	1-00512-1204	25-Jun-18	\$10,300,000	Condo	4,678
62 Vestry St #4E	1-00223-1113	18-Jun-18	\$10,188,000	Condo	
137-141 Duane St #3A	1-00147-1711	12-Apr-18	\$10,116,000	Condo	5,466
62 Vestry St #4D	1-00223-1112	13-Jun-18	\$10,100,000	Condo	
160 Leroy St #7BN	1-00601-1321	17-May-18	\$9,750,000	Condo	
415 Greenwich St #PHC	1-00215-1166	11-May-18	\$9,555,000	Condo	3,807
372 Broome St #PHA	1-00480-1109	9-May-18	\$9,020,000	Condo	2,610
372 Broome St #PHA	1-00480-1109	9-May-18	\$9,020,000	Condo	2,610
288-289 West St #8	1-00595-0006	17-May-18	\$9,000,000	Coop	
688 Broadway #10	1-00531-1416	21-May-18	\$8,578,756	Condo	
60 Warren St #3	1-00136-1203	28-Jun-18	\$8,500,000	Condo	4,108
62 Vestry St #4A	1-00223-1109	12-Jun-18	\$8,255,000	Condo	
87 Leonard St #PHA	1-00174-1306	31-May-18	\$8,250,000	Condo	
30 Park Pl #73B	1-00123-1245	4-Apr-18	\$8,075,000	Condo	2,631
160 Leroy St #9BS	1-00601-1336	27-Jun-18	\$7,993,263	Condo	
11 Beach St #7A	1-00212-1418	7-Jun-18	\$7,978,540	Condo	3,844
7 E Ninth St #2R	1-00567-0031	22-May-18	\$7,950,000	Coop	
76 Mac Dougal St	1-00526-0045	9-Apr-18	\$7,900,000	House	3,360
62 Vestry St #5F	1-00223-1120	14-Jun-18	\$7,800,500	Condo	
114 Liberty St #9	1-00052-1110	31-May-18	\$7,650,000	Condo	5,359
160 Leroy St #8BS	1-00601-1330	31-May-18	\$7,650,000	Condo	
62 Vestry St #4C	1-00223-1111	12-Jun-18	\$7,630,000	Condo	
2 Park Pl #38B	1-00123-1018	16-Apr-18	\$7,550,000	Condo	2,548
160 W Twelfth St #86	1-00607-1441	8-Jun-18	\$7,450,000	Condo	2,539
42 Crosby St #3N	1-00483-1106	25-Apr-18	\$7,400,000	Condo	2,793
92-94 Warren St #12PH	1-00137-1312	26-Apr-18	\$7,200,000	Condo	3,026
160 Leroy St #7BS	1-00601-1324	10-May-18	\$7,181,913	Condo	
160 Leroy St #6BS	1-00601-1318	3-May-18	\$7,080,088	Condo	
44 Lispenard St #5	1-00194-1205	1-Jun-18	\$7,050,000	Condo	3,196
160 Leroy St #9AN	1-00601-1332	22-Jun-18	\$6,865,300	Condo	
152 Elizabeth St #3W	1-00478-1205	14-May-18	\$6,824,525	Condo	1,946
443 Greenwich St #3F	1-00222-1221	23-Apr-18	\$6,803,803	Condo	
111 Murray St #19W	1-00142-1855	3-Apr-18	\$6,700,000	Condo	
160 Leroy St #8AN	1-00601-1326	24-May-18	\$6,672,788	Condo	



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Address	BBL	Sale date	Sale price	Property type	Sqft
334 W Twelfth St	1-00640-0053	2-May-18	\$6,650,000	House	2,820
465-469 W Broadway #3N	1-00515-0008	12-Apr-18	\$6,500,000	Coop	3,000
160 Leroy St #6AN	1-00601-1313	23-Apr-18	\$6,300,000	Condo	
150 Charles St #4EN	1-00636-1247	1-Jun-18	\$6,300,000	Condo	2,182
175 W Tenth St #5	1-00611-1006	16-Apr-18	\$6,250,000	Condo	
114 Liberty St #8	1-00052-1109	15-Jun-18	\$6,200,000	Condo	5,359
62 Vestry St #3D	1-00223-1106	20-Jun-18	\$6,115,000	Condo	
407 Greenwich St #5B	1-00214-1312	28-Jun-18	\$6,106,406	Condo	
150 Charles St #6DS	1-00636-1264	11-May-18	\$6,100,000	Condo	1,993
425 Broome St #4S	1-00473-1409	22-Jun-18	\$6,100,000	Condo	2,120
832 Broadway #2	1-00564-0036	15-Jun-18	\$6,030,240	Coop	4,000
160 Leroy St #5AN	1-00601-1306	17-Apr-18	\$6,000,000	Condo	
15-17 Mercer St #3A	1-00230-1303	7-Jun-18	\$5,950,000	Condo	2,916
160 W Twelfth St #82	1-00607-1438	22-Jun-18	\$5,900,000	Condo	2,044
1-7 Fifth Ave #26B	1-00550-0022	1-May-18	\$5,850,000	Coop	
169 Hudson St #3N	1-00219-1305	2-May-18	\$5,800,000	Condo	4,203
79 Laight St #6D	1-00217-1032	27-Jun-18	\$5,700,000	Condo	3,959
195 Hudson St #3A	1-00222-1109	15-Jun-18	\$5,700,000	Condo	2,311
465 Broome St #3B	1-00474-1707	25-May-18	\$5,600,375	Condo	
95 Franklin St #2A	1-00174-1202	17-May-18	\$5,600,000	Condo	3,429
65 W 13th St #2F	1-00577-1106	15-May-18	\$5,550,000	Condo	2,678
59 W Twelfth St #16AT	1-00576-1602	23-May-18	\$5,501,259	Condo	1,875
152 Elizabeth St #3E	1-00478-1204	4-Apr-18	\$5,500,000	Condo	1,968
27 A Harrison St	1-00142-0012	27-Jun-18	\$5,500,000	House	5,000
175 W Tenth St #3	1-00611-1004	20-Apr-18	\$5,450,000	Condo	
175 W Tenth St #2	1-00611-1003	18-Apr-18	\$5,447,638	Condo	
412 Greenwich St #3F	1-00217-1424	6-Jun-18	\$5,425,000	Condo	2,409
77 Reade St #5C	1-00149-1024	11-Jun-18	\$5,400,000	Condo	2,691
77 Reade St #5A	1-00149-1024	11-Jun-18	\$5,400,000	Condo	2,691
171 Mac Dougal St #4E	1-00553-1105	26-Apr-18	\$5,300,000	Condo	2,266
160 Leroy St #9CS	1-00601-1337	21-Jun-18	\$5,300,000	Condo	
443 Greenwich St #1H	1-00222-1208	19-Apr-18	\$5,238,000	Condo	
31 W Eleventh St #2A	1-00575-1104	8-May-18	\$5,200,000	Condo	1,969
115 Crosby St #6B	1-00510-0006	27-Jun-18	\$5,125,000	Coop	2,500
160 Leroy St #4BN	1-00601-1302	2-Apr-18	\$5,094,500	Condo	
688 Broadway #7B	1-00531-1413	2-May-18	\$5,091,250	Condo	
160 Leroy St #8CS	1-00601-1331	31-May-18	\$5,044,334	Condo	
15 Renwick St #TH3	1-00594-2003	28-Jun-18	\$4,995,169	Condo	
168 Duane St #2S	1-00141-1003	11-May-18	\$4,995,000	Condo	1,412
2 Park Pl #47B	1-00123-1032	20-Jun-18	\$4,862,144	Condo	1,294
688 Broadway #6A	1-00531-1410	4-May-18	\$4,862,144	Condo	
189 E Seventh St	1-00390-0061	22-May-18	\$4,844,809	House	2,183
160 Leroy St #7CS	1-00601-1325	14-May-18	\$4,839,938	Condo	
160 Leroy St #9CN	1-00601-1334	26-Jun-18	\$4,839,938	Condo	
17 Commerce St	1-00587-0066	12-Apr-18	\$4,800,000	House	951
101 Warren St #2120	1-00142-1657	11-Jun-18	\$4,793,344	Condo	2,366
688 Broadway #7A	1-00531-1412	14-May-18	\$4,765,665	Condo	
688 Broadway #4A	1-00531-1406	18-Jun-18	\$4,760,319	Condo	
175 Sullivan St #5A	1-00525-1504	27-Apr-18	\$4,650,000	Condo	2,236
25 N Moore St #2A	1-00190-1427	22-Jun-18	\$4,635,000	Condo	2,800



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