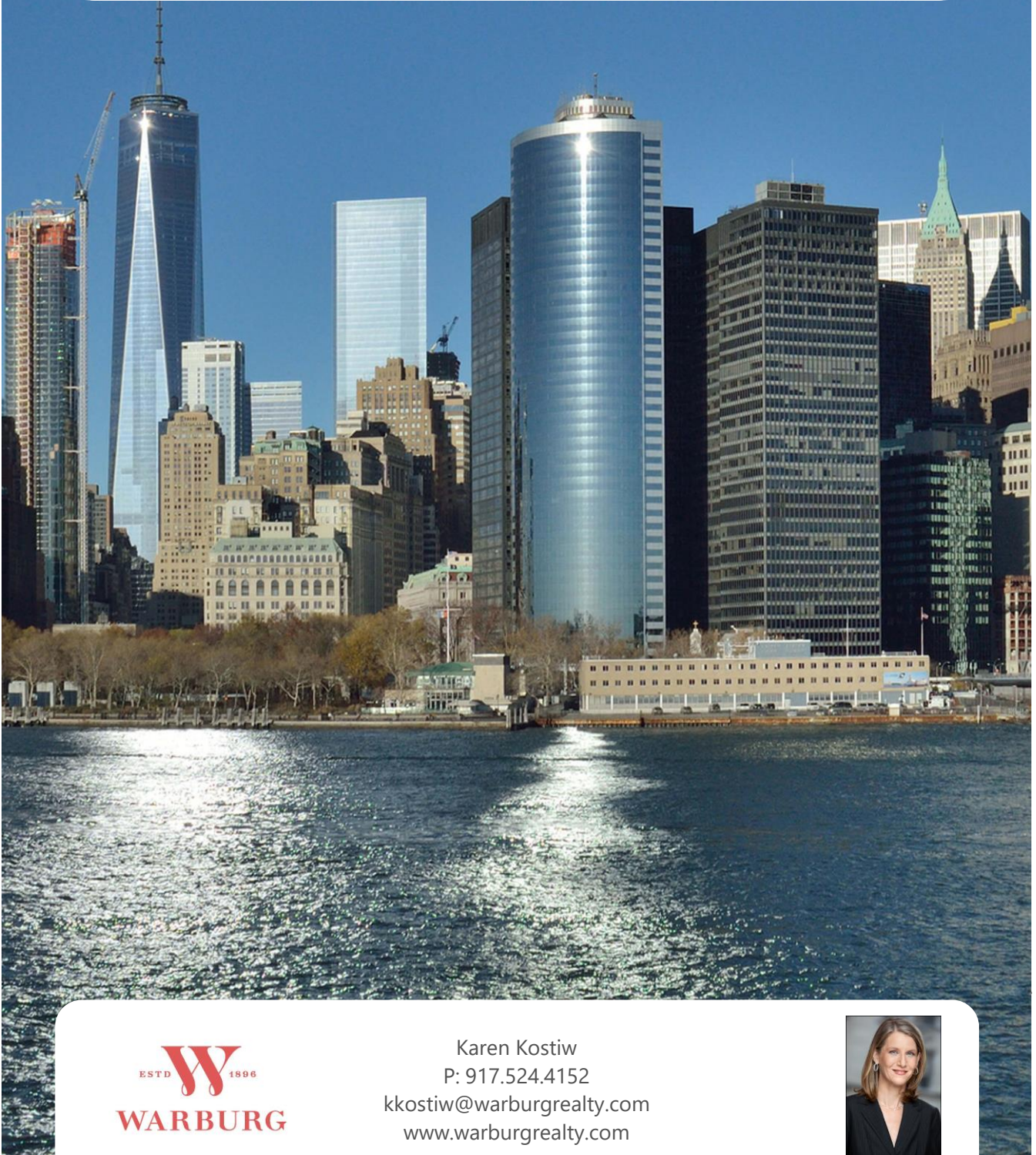


FINANCIAL DISTRICT

A quarterly analysis of residential sales
in Financial District, Manhattan

2nd Quarter 2018



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



Residential Market Report, 2nd Quarter 2018

Financial District, Manhattan

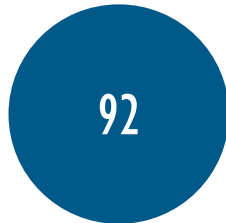
SUMMARY

MEDIAN SALE PRICE



-48% YoY

NO. OF TRANSACTIONS



-44% YoY

MEDIAN PRICE/SQ.FT.



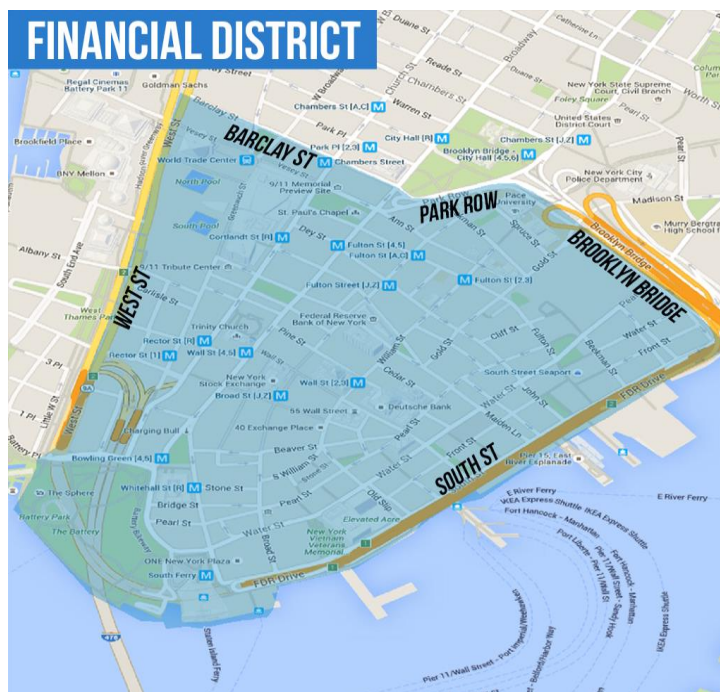
-17% YoY

MANHATTAN
MEDIAN SALE PRICE



-8% YoY

NEIGHBORHOOD BOUNDARIES

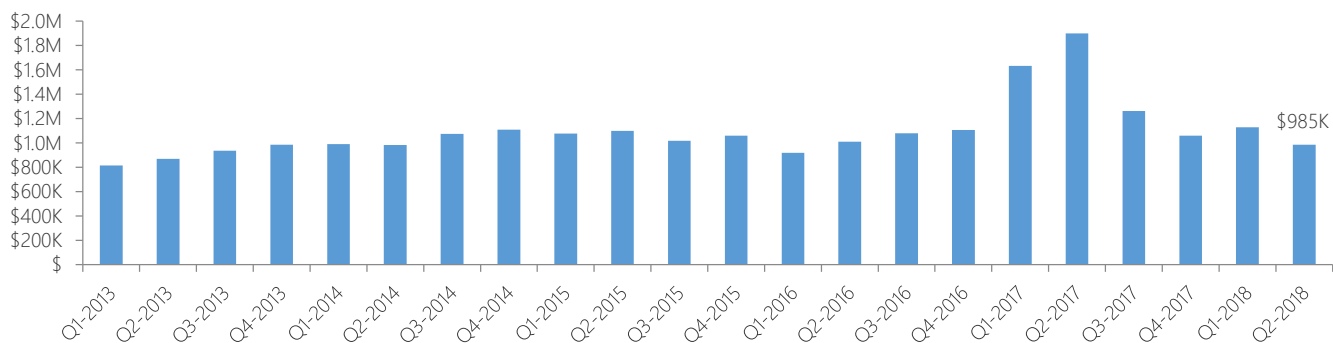


Karen Kostiw
P: 917.524.4152
kkostiw@warburgrealty.com
www.warburgrealty.com

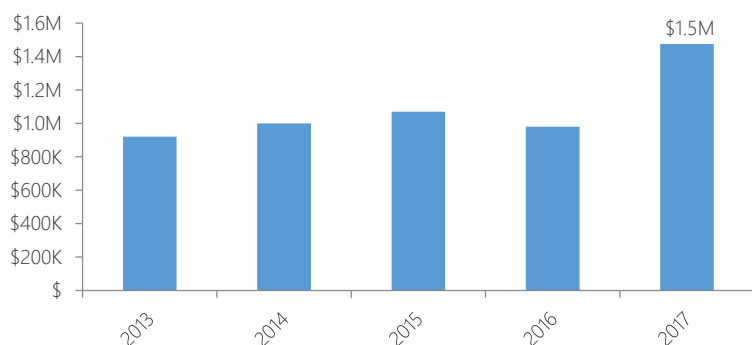


RESIDENTIAL STATS

Median Sale Price by Quarter

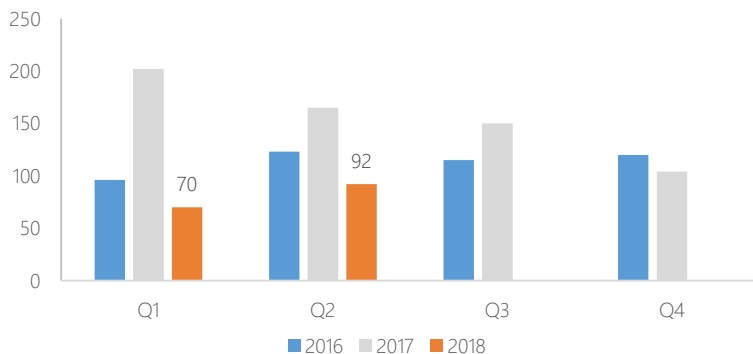


Median Sale Price by Year



Number of Transactions

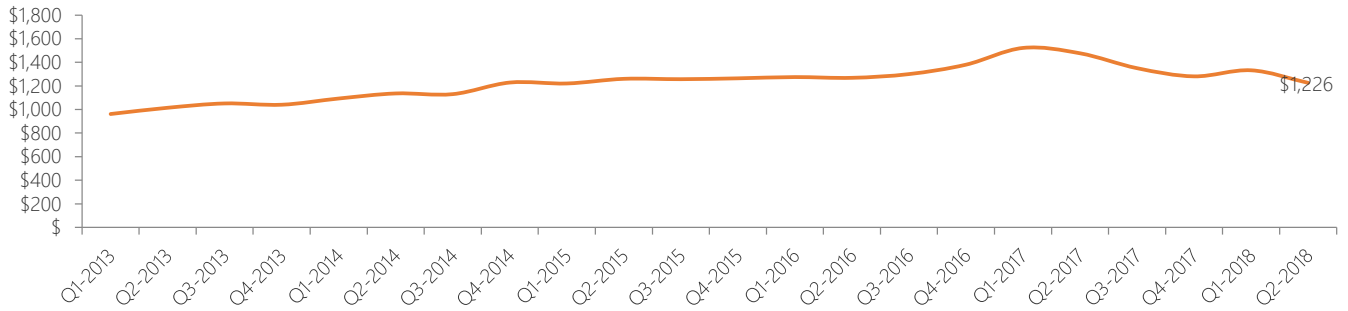
Quarter	2013	2014	2015	2016	2017	2018
Q1	80	119	87	96	202	70
Q2	147	148	120	123	165	92
Q3	165	131	120	115	150	
Q4	118	116	92	120	104	



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



Median Sale Price per Square Foot

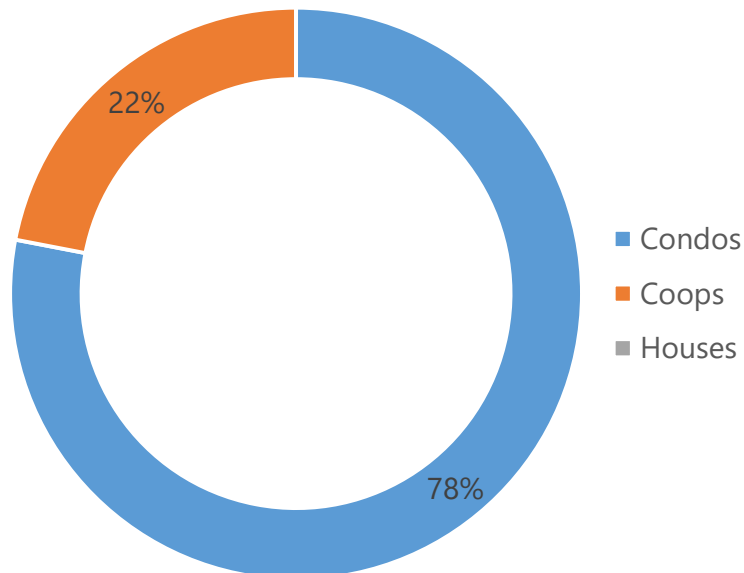


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,052,500	-49%	\$1,230	-20%	71
Coops	\$958,515	24%	\$1,162	23%	20
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
115 Nassau St #PH50	1-00090-1268	9-May-18	\$11,600,000	Condo	
114 Liberty St #9	1-00052-1110	31-May-18	\$7,650,000	Condo	5,359
114 Liberty St #8	1-00052-1109	15-Jun-18	\$6,200,000	Condo	5,359
115 Nassau St #49B	1-00090-1267	4-Apr-18	\$4,531,213	Condo	
99 John St #PH06	1-00076-1541	8-May-18	\$4,500,000	Condo	1,490
115 Nassau St #48B	1-00090-1265	6-Apr-18	\$3,925,000	Condo	
140 West St #12K	1-00084-1044	1-May-18	\$3,800,000	Condo	2,248
138-142 Nassau St #14B	1-00100-0026	13-Apr-18	\$3,450,000	Coop	
50 West St #42C	1-00017-1340	16-Apr-18	\$3,042,750	Condo	
50 West St #46D	1-00017-1357	16-Apr-18	\$3,000,000	Condo	
33 Rector St #11	1-00017-1112	31-May-18	\$2,825,000	Condo	2,170
18-20 Pine St #2901	1-00044-1377	27-Apr-18	\$2,450,000	Condo	1,891
15 Broad St #3008	1-00026-1285	16-May-18	\$2,400,000	Condo	1,857
170-176 John St #4E	1-00072-1010	14-Jun-18	\$2,300,000	Condo	1,891
170-176 John St #3	1-00072-1010	14-Jun-18	\$2,300,000	Condo	1,891
101 Wall St #4B	1-00033-1008	23-May-18	\$2,225,000	Condo	
15 Broad St #1916	1-00026-1139	17-May-18	\$2,050,000	Condo	1,727
15 William St #40A	1-00025-1668	15-Jun-18	\$1,990,000	Condo	1,325
138-142 Nassau St #10B	1-00100-0026	3-May-18	\$1,910,000	Coop	1,600
18-20 Pine St #2904	1-00044-1380	25-Apr-18	\$1,780,000	Condo	1,439
150 Nassau St #14D	1-00100-1102	28-Jun-18	\$1,670,000	Condo	1,305
117 Beekman St #3E	1-00095-1010	30-May-18	\$1,585,000	Condo	1,330
176 Broadway #5A	1-00065-0017	4-Jun-18	\$1,492,425	Coop	1,600
99 John St #1409	1-00076-1395	19-Jun-18	\$1,485,000	Condo	970
90 William St #16C	1-00068-1245	9-May-18	\$1,280,000	Condo	1,072
80 Gold St #13D	1-00094-0001	28-Jun-18	\$1,280,000	Coop	
15 William St #38F	1-00025-1657	25-May-18	\$1,272,813	Condo	812
80 John St #9B	1-00068-1068	26-Jun-18	\$1,270,000	Condo	1,056
15 William St #40G	1-00025-1674	19-Apr-18	\$1,260,000	Condo	800
15 Broad St #2004	1-00026-1148	23-Apr-18	\$1,255,000	Condo	1,174
75 Wall St #24B	1-00031-1096	11-Apr-18	\$1,220,000	Condo	815
15 William St #38C	1-00025-1654	11-Jun-18	\$1,200,000	Condo	832
15 William St #10C	1-00025-1438	15-May-18	\$1,156,028	Condo	832
80 John St #4B	1-00068-1023	3-Apr-18	\$1,125,000	Condo	1,056
130 Beekman St #3B	1-00097-1111	31-May-18	\$1,100,000	Condo	897
18-20 Pine St #901	1-00044-1090	15-May-18	\$1,100,000	Condo	1,005
15 William St #35B	1-00025-1629	29-May-18	\$1,060,000	Condo	791
40 Broad St #12A	1-00024-1015	31-May-18	\$1,055,000	Condo	908
40 Broad St #19A	1-00024-1062	11-Apr-18	\$1,050,000	Condo	905
80 Gold St #24C	1-00094-0001	11-Apr-18	\$1,035,000	Coop	915
80 Gold St #24L	1-00094-0001	10-May-18	\$1,025,000	Coop	
80 Gold St #6H	1-00094-0001	29-May-18	\$1,020,000	Coop	
20 West St #5J	1-00015-1119	17-May-18	\$995,000	Condo	1,119
80 Gold St #19K	1-00094-0001	26-Jun-18	\$985,000	Coop	
99 John St #2101	1-00076-1478	30-Apr-18	\$985,000	Condo	764
40 Broad St #15D	1-00024-1034	26-Jun-18	\$975,000	Condo	952
270 Water St #4F	1-00106-0005	18-Jun-18	\$975,000	Coop	
88 Greenwich St #2605	1-00018-1404	7-May-18	\$965,000	Condo	681
88 Greenwich St #3004	1-00018-1422	24-May-18	\$965,000	Condo	759
18-20 Pine St #1716	1-00044-1238	13-Jun-18	\$962,500	Condo	1,005



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



Address	BBL	Sale date	Sale price	Property type	Sqft
80 Gold St #5K	1-00094-0001	30-May-18	\$958,515	Coop	
18-20 Pine St #1816	1-00044-1257	16-May-18	\$955,000	Condo	1,005
90 William St #8H	1-00068-1308	15-Jun-18	\$950,000	Condo	1,096
15 Broad St #1228	1-00026-1049	1-May-18	\$940,000	Condo	929
15 Broad St #2222	1-00026-1186	31-May-18	\$927,000	Condo	691
120 Greenwich St #11F	1-00053-1090	20-Apr-18	\$890,000	Condo	698
80 Gold St #1H	1-00094-0001	23-May-18	\$885,000	Coop	
120 Greenwich St #5C	1-00053-1033	5-Apr-18	\$882,500	Condo	715
75 Wall St #30E	1-00031-1207	20-Apr-18	\$877,732	Condo	669
55 Wall St #633	1-00027-1041	20-Jun-18	\$876,933	Condo	536
99 John St #422	1-00076-1177	5-Jun-18	\$873,000	Condo	825
80 Gold St #2H	1-00094-0001	4-Jun-18	\$820,000	Coop	
18-20 Pine St #2404	1-00044-1338	10-May-18	\$810,000	Condo	694
18-20 Pine St #1107	1-00044-1134	12-Apr-18	\$770,000	Condo	675
150 Nassau St #16A	1-00100-1107	28-Jun-18	\$757,500	Condo	1,792
18-20 Pine St #807	1-00044-1077	28-Jun-18	\$755,000	Condo	675
80 Gold St #24M	1-00094-0001	30-Apr-18	\$751,000	Coop	
80 Gold St #15M	1-00094-0001	4-Apr-18	\$735,000	Coop	
80 Gold St #24H	1-00094-0001	1-Jun-18	\$730,000	Coop	
20 West St #40C	1-00015-1351	24-May-18	\$725,000	Condo	447
80 Gold St #10F	1-00094-0001	25-May-18	\$725,000	Coop	
80 Gold St #16J	1-00094-0001	29-May-18	\$688,889	Coop	
3 Hanover Sq #4C	1-00028-0001	17-May-18	\$685,000	Coop	525
99 John St #702	1-00076-1234	11-Jun-18	\$675,000	Condo	515
82 Beaver St #PH04	1-00028-1123	15-Jun-18	\$650,000	Condo	459
130-168 Water St #7E	1-00039-1073	25-Jun-18	\$632,500	Condo	516
55 Wall St #824	1-00027-1084	11-Jun-18	\$625,000	Condo	593
324 Pearl St #2A	1-00106-1110	15-May-18	\$622,000	Condo	563
75 Wall St #20M	1-00031-1036	21-Jun-18	\$610,950	Condo	1,244
20 West St #28E	1-00015-1263	10-Apr-18	\$598,000	Condo	437
20 West St #16C	1-00015-1173	25-May-18	\$570,000	Condo	397
80 Gold St #9G	1-00094-0001	8-May-18	\$525,000	Coop	
82 Beaver St #506	1-00028-1035	29-May-18	\$525,000	Condo	367
82 Beaver St #1106	1-00028-1089	12-Jun-18	\$522,000	Condo	367
82 Beaver St #807	1-00028-1063	8-May-18	\$506,000	Condo	418
56 Pine St #12C	1-00041-1265	15-Jun-18	\$499,000	Condo	433
80 John St #6D	1-00068-1043	4-May-18	\$400,000	Condo	799



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

