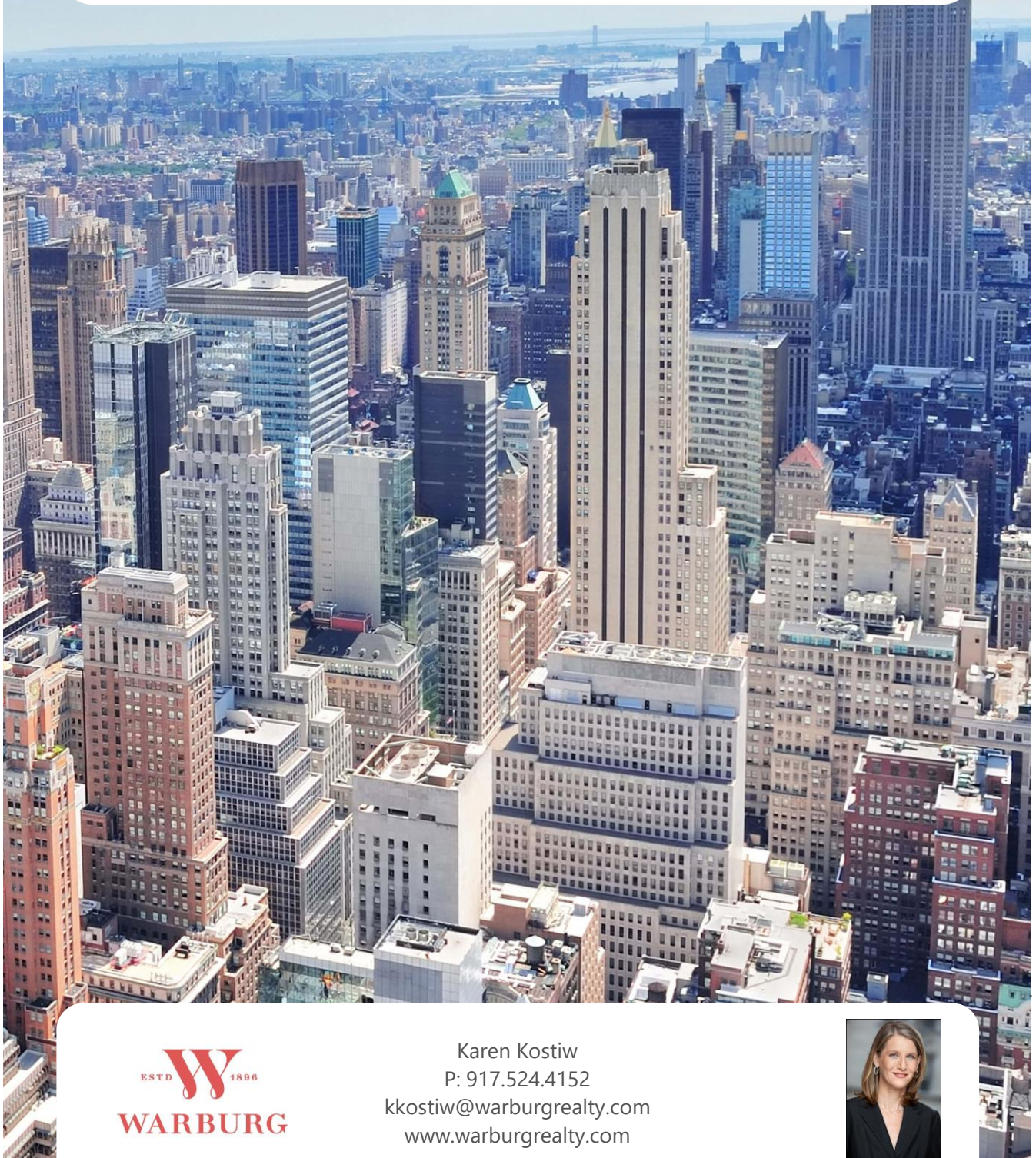


GARMENT DISTRICT

A quarterly analysis of residential sales
in Garment District, Manhattan

2nd Quarter 2018



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Residential Market Report, 2nd Quarter 2018

Garment District, Manhattan

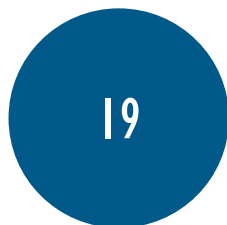
SUMMARY

MEDIAN SALE PRICE



33% YoY

NO. OF TRANSACTIONS



90% YoY

MEDIAN PRICE/SQ.FT.



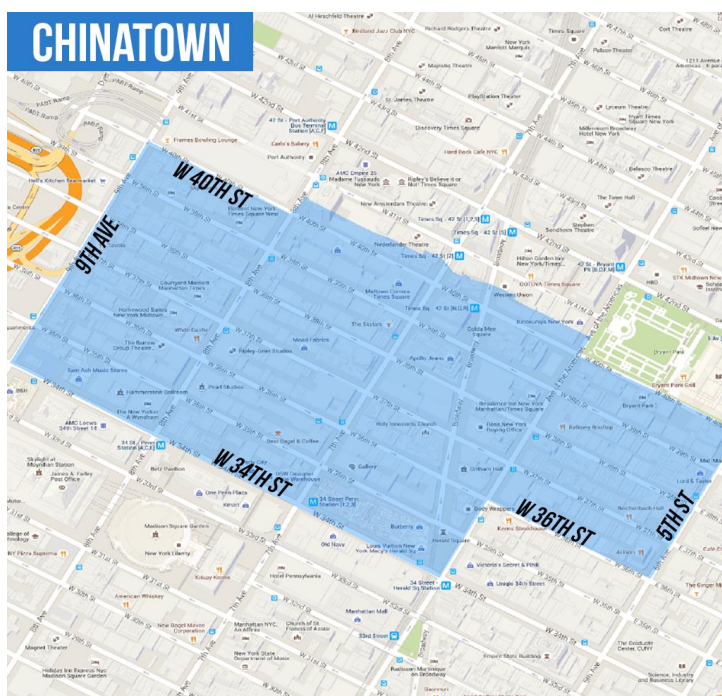
49% YoY

MANHATTAN
MEDIAN SALE PRICE



-8% YoY

NEIGHBORHOOD BOUNDARIES

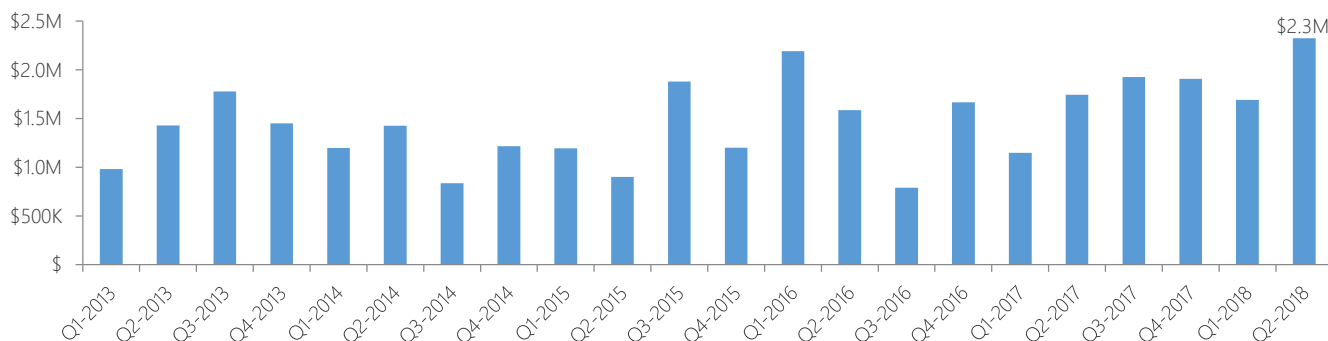


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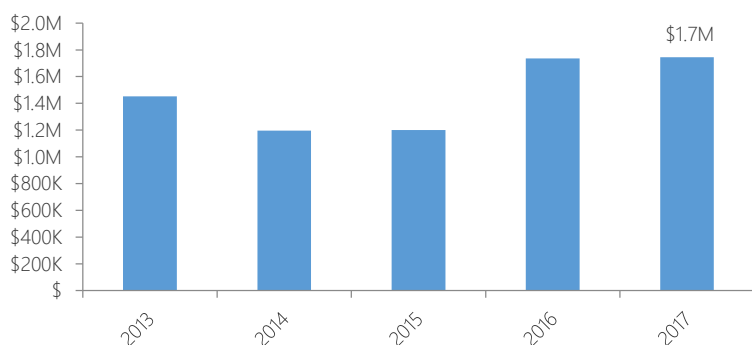


RESIDENTIAL STATS

Median Sale Price by Quarter

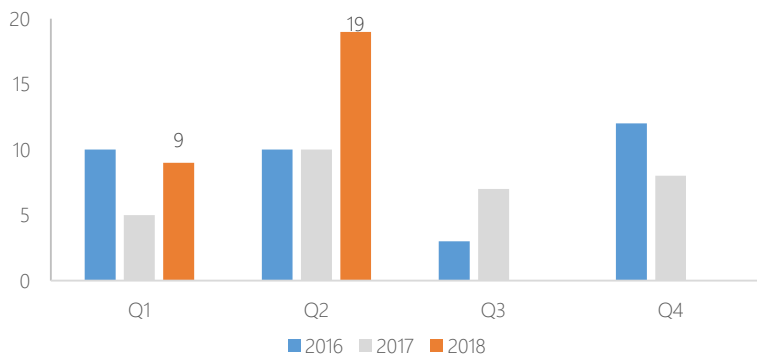


Median Sale Price by Year



Number of Transactions

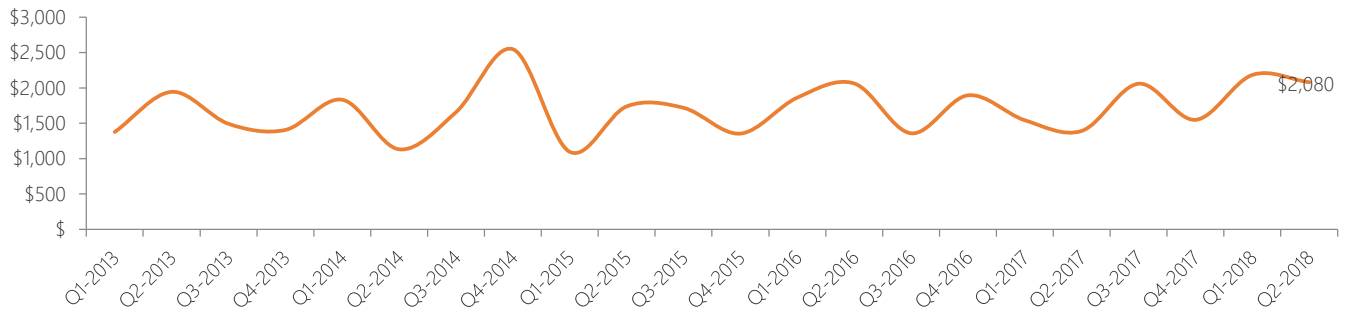
Quarter	2013	2014	2015	2016	2017	2018
Q1	14	9	8	10	5	9
Q2	17	10	3	10	10	19
Q3	18	11	9	3	7	
Q4	11	21	9	12	8	



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Median Sale Price per Square Foot

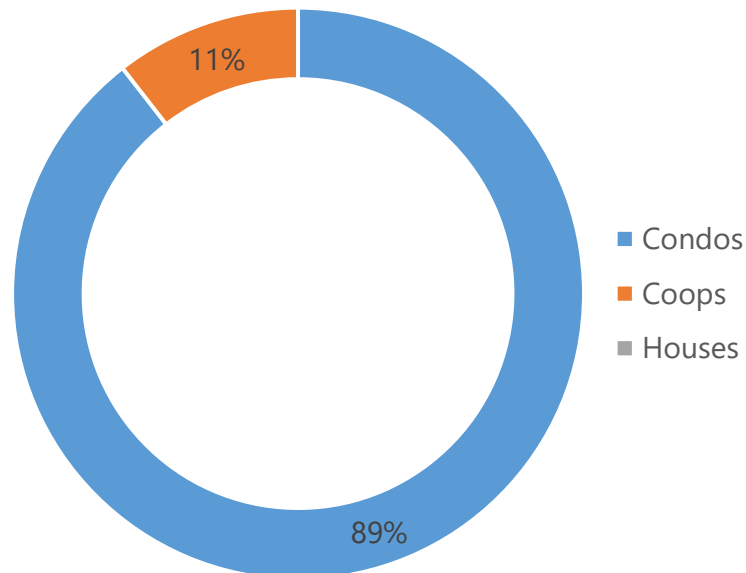


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,557,500	97%	\$2,084	18%	17
Coops	\$990,000	-59%	\$1,058	13%	2
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
16 W 40th St #23A	1-00841-1033	22-Jun-18	\$4,209,446	Condo	
16 W 40th St #21A	1-00841-1025	29-Jun-18	\$3,950,000	Condo	
16 W 40th St #18A	1-00841-1013	1-Jun-18	\$3,810,000	Condo	
16 W 40th St #19A	1-00841-1017	27-Apr-18	\$3,800,000	Condo	1,391
16 W 40th St #23B	1-00841-1034	8-Jun-18	\$2,850,000	Condo	1,074
16 W 40th St #17C	1-00841-1011	21-Jun-18	\$2,817,850	Condo	
16 W 40th St #21B	1-00841-1026	22-Jun-18	\$2,760,000	Condo	
16 W 40th St #17B	1-00841-1010	18-Apr-18	\$2,685,000	Condo	1,074
502 Ninth Ave #10B	1-00762-1137	8-May-18	\$2,430,000	Condo	1,164
16 W 40th St #18D	1-00841-1016	14-Jun-18	\$2,219,785	Condo	1,067
16 W 40th St #17D	1-00841-1012	27-Apr-18	\$1,932,639	Condo	
353 W 39th St #12N	1-00763-0008	30-Apr-18	\$1,375,000	Coop	1,300
100 W 39th St #38E	1-00814-1033	7-May-18	\$1,060,000	Condo	701
400 Fifth Ave #44C	1-00838-1101	13-Apr-18	\$1,045,000	Condo	464
100 W 39th St #37G	1-00814-1025	9-Apr-18	\$856,500	Condo	560
100 W 39th St #41B	1-00814-1059	9-May-18	\$825,000	Condo	479
502 Ninth Ave #4D	1-00762-1115	4-Jun-18	\$747,000	Condo	486
30-34 W 40th St #4G	1-00841-0069	5-Apr-18	\$605,000	Coop	



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