

NOMAD

A quarterly analysis of residential sales
in NoMad, Manhattan

2nd Quarter 2018



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Residential Market Report, 2nd Quarter 2018

NoMad, Manhattan

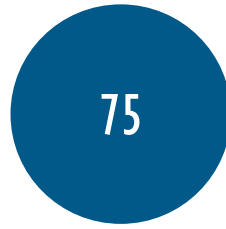
SUMMARY

MEDIAN SALE PRICE



-50% YoY

NO. OF TRANSACTIONS



-15% YoY

MEDIAN PRICE/SQ.FT.



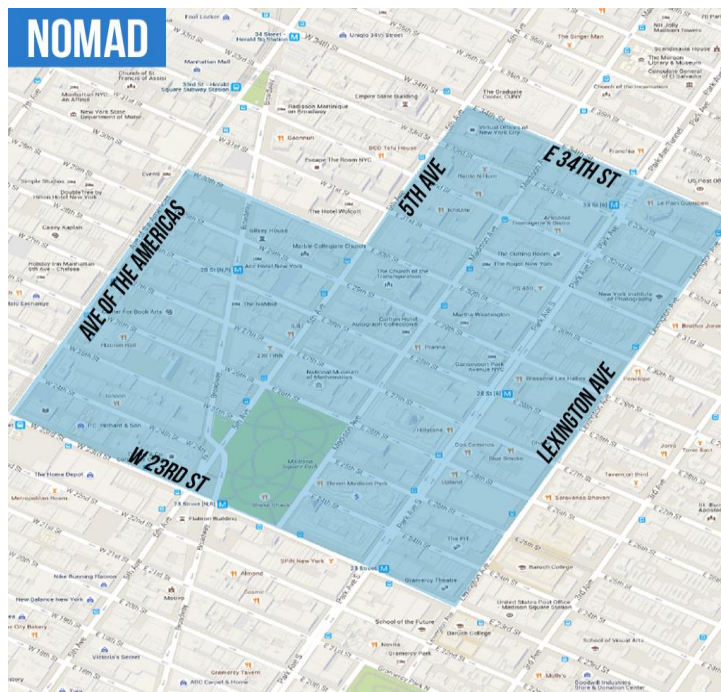
-7% YoY

MANHATTAN
MEDIAN SALE PRICE



-8% YoY

NEIGHBORHOOD BOUNDARIES

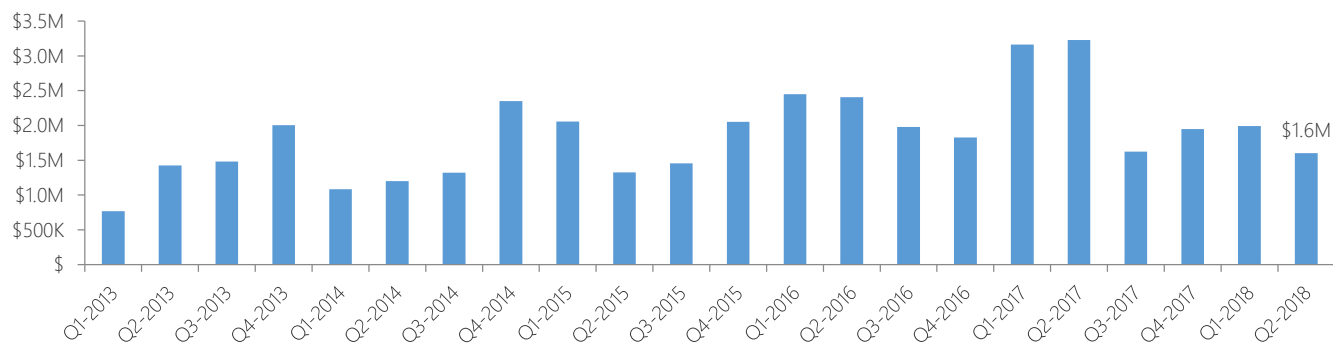


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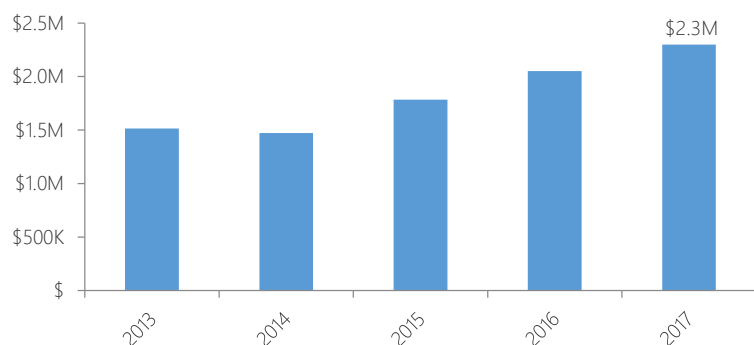


RESIDENTIAL STATS

Median Sale Price by Quarter

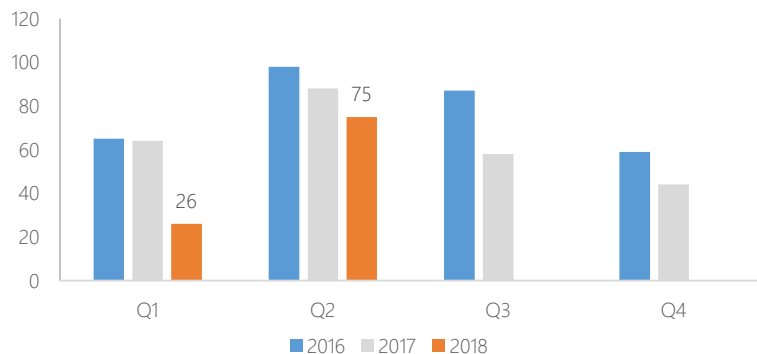


Median Sale Price by Year



Number of Transactions

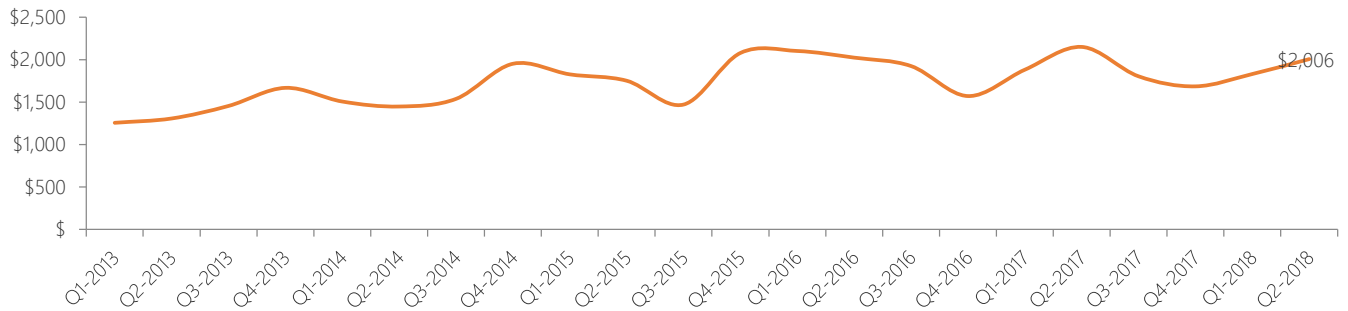
Quarter	2013	2014	2015	2016	2017	2018
Q1	37	42	48	65	64	26
Q2	49	51	54	98	88	75
Q3	84	46	44	87	58	
Q4	82	68	84	59	44	



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Median Sale Price per Square Foot

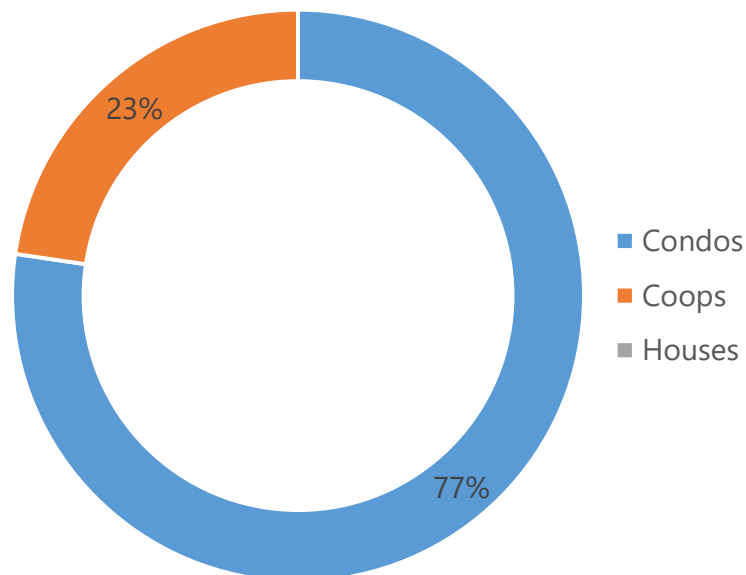


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,800,000	-48%	\$2,046	-5%	58
Coops	\$711,250	-10%	\$1,087	-18%	17
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
212 Fifth Ave #20A	1-00827-1044	2-May-18	\$18,100,000	Condo	
212 Fifth Ave #14A	1-00827-1032	29-May-18	\$12,000,000	Condo	
212 Fifth Ave #20B	1-00827-1045	18-Apr-18	\$11,250,000	Condo	3,078
212 Fifth Ave #18B	1-00827-1042	2-Apr-18	\$9,450,000	Condo	3,078
1107 Broadway #14E	1-00826-1088	8-Jun-18	\$7,723,750	Condo	2,347
212 Fifth Ave #12B	1-00827-1030	13-Jun-18	\$7,600,000	Condo	
258-260 Fifth Ave #16NS	1-00830-0042	14-Jun-18	\$7,000,000	Coop	
398 Park Ave S #24C	1-00857-1211	30-May-18	\$4,851,000	Condo	2,692
225 Fifth Ave #4M	1-00856-1148	13-Jun-18	\$4,712,500	Condo	1,388
225 Fifth Ave #PHY	1-00856-1292	27-Apr-18	\$4,450,000	Condo	1,861
1107 Broadway #2D	1-00826-1005	30-Apr-18	\$4,250,000	Condo	1,690
90 Lexington Ave #5C	1-00882-1120	8-May-18	\$4,178,273	Condo	
225 Fifth Ave #3E	1-00856-1124	10-May-18	\$3,975,000	Condo	1,650
398 Park Ave S #31C	1-00857-1250	25-Jun-18	\$3,910,000	Condo	1,715
172 Madison Ave #22A	1-00863-1155	30-Apr-18	\$3,436,594	Condo	1,458
1200-1202 Broadway #7E	1-00831-0020	14-Jun-18	\$2,933,000	Coop	
50 W 30th St #15A	1-00831-1139	21-May-18	\$2,865,000	Condo	1,330
11 E 29th St #24A	1-00859-1052	21-May-18	\$2,800,000	Condo	1,601
76 Madison Ave #11B	1-00857-1129	11-Apr-18	\$2,765,000	Condo	1,722
50 W 30th St #10A	1-00831-1125	23-May-18	\$2,585,000	Condo	1,266
22-24 W 26th St #2B	1-00827-0060	20-Jun-18	\$2,575,000	Coop	2,190
11 E 29th St #25A	1-00859-1055	6-Apr-18	\$2,500,000	Condo	1,601
117 E 29th St #1A	1-00885-1002	25-May-18	\$2,500,000	Condo	2,422
50 W 30th St #6A	1-00831-1113	21-May-18	\$2,425,000	Condo	1,266
172 Madison Ave #24C	1-00863-1163	12-Jun-18	\$2,291,063	Condo	780
50 W 30th St #3B	1-00831-1103	30-Apr-18	\$2,238,159	Condo	1,243
120 E 29th St #3B	1-00884-1108	25-Apr-18	\$2,175,000	Condo	1,415
43 E 25th St #29C	1-00855-1091	30-Apr-18	\$2,000,000	Condo	996
50 W 30th St #3D	1-00831-1105	1-May-18	\$1,861,056	Condo	1,005
172 Madison Ave #16C	1-00863-1139	26-Jun-18	\$1,848,124	Condo	891
225 Fifth Ave #9R	1-00856-1236	8-Jun-18	\$1,800,000	Condo	948
11 E 29th St #42B	1-00859-1107	8-May-18	\$1,782,000	Condo	1,150
121 E 23rd St #6D	1-00879-1032	19-Jun-18	\$1,685,000	Condo	1,198
172 Madison Ave #10C	1-00863-1124	25-Jun-18	\$1,625,000	Condo	891
39-45 E 29th St #15C	1-00859-1268	8-May-18	\$1,608,888	Condo	785
50 W 30th St #13C	1-00831-1136	30-Apr-18	\$1,603,744	Condo	679
39-45 E 29th St #16C	1-00859-1273	11-Jun-18	\$1,575,000	Condo	785
50 W 30th St #11B	1-00831-1129	4-May-18	\$1,545,375	Condo	696
50 W 30th St #12C	1-00831-1133	14-May-18	\$1,530,125	Condo	679
50 W 30th St #9C	1-00831-1124	11-May-18	\$1,522,284	Condo	679
50 W 30th St #10B	1-00831-1126	4-May-18	\$1,519,619	Condo	696
50 W 30th St #11C	1-00831-1130	25-May-18	\$1,501,919	Condo	679
50 W 30th St #8C	1-00831-1121	15-Jun-18	\$1,496,828	Condo	679
50 W 30th St #4C	1-00831-1109	2-May-18	\$1,489,395	Condo	813
50 W 30th St #4A	1-00831-1107	28-Jun-18	\$1,480,000	Condo	829
50 W 30th St #10C	1-00831-1127	25-May-18	\$1,479,563	Condo	679
50 W 30th St #9B	1-00831-1123	9-May-18	\$1,476,463	Condo	696
50 W 30th St #7C	1-00831-1118	30-Apr-18	\$1,474,121	Condo	679
50 W 30th St #6C	1-00831-1115	9-May-18	\$1,471,371	Condo	679
325 Fifth Ave #22D	1-00862-1413	18-Apr-18	\$1,465,000	Condo	899



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50 W 30th St #3C	1-00831-1104	30-May-18	\$1,463,939	Condo	813
50 W 30th St #3A	1-00831-1102	23-May-18	\$1,454,106	Condo	829
50 W 30th St #8B	1-00831-1120	3-May-18	\$1,453,756	Condo	696
172 Madison Ave #5C	1-00863-1109	30-Apr-18	\$1,445,000	Condo	891
33-37 E 30th St #8B	1-00860-0027	5-Jun-18	\$1,414,535	Coop	
50 W 30th St #7B	1-00831-1117	24-May-18	\$1,403,194	Condo	696
88 Lexington Ave #802	1-00882-1236	28-Jun-18	\$1,186,540	Condo	
50 Lexington Ave #27C	1-00880-0019	26-Apr-18	\$1,130,000	Coop	
50 Lexington Ave #12C	1-00880-0019	17-May-18	\$1,120,000	Coop	850
325 Fifth Ave #9G	1-00862-1320	20-Jun-18	\$1,030,000	Condo	816
114 E 27th St #2B	1-00882-1003	17-Apr-18	\$931,000	Condo	544
66 Madison Ave #12D	1-00857-0018	15-Jun-18	\$865,000	Coop	
407 Park Ave S #11D	1-00884-0001	13-Jun-18	\$815,000	Coop	750
153-159 Madison Ave #12G	1-00862-0024	20-Jun-18	\$607,500	Coop	
153-159 Madison Ave #9A	1-00862-0024	1-May-18	\$585,500	Coop	
153-159 Madison Ave #7K	1-00862-0024	18-May-18	\$542,450	Coop	750
139 E 33rd St #12J	1-00889-0015	2-Apr-18	\$482,500	Coop	440
139 E 33rd St #7C	1-00889-0015	7-Jun-18	\$457,000	Coop	550
407 Park Ave S #PHC	1-00884-0001	2-Apr-18	\$450,000	Coop	
153-159 Madison Ave #2J	1-00862-0024	27-Jun-18	\$435,000	Coop	550
153-159 Madison Ave #7J	1-00862-0024	18-May-18	\$400,000	Coop	



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