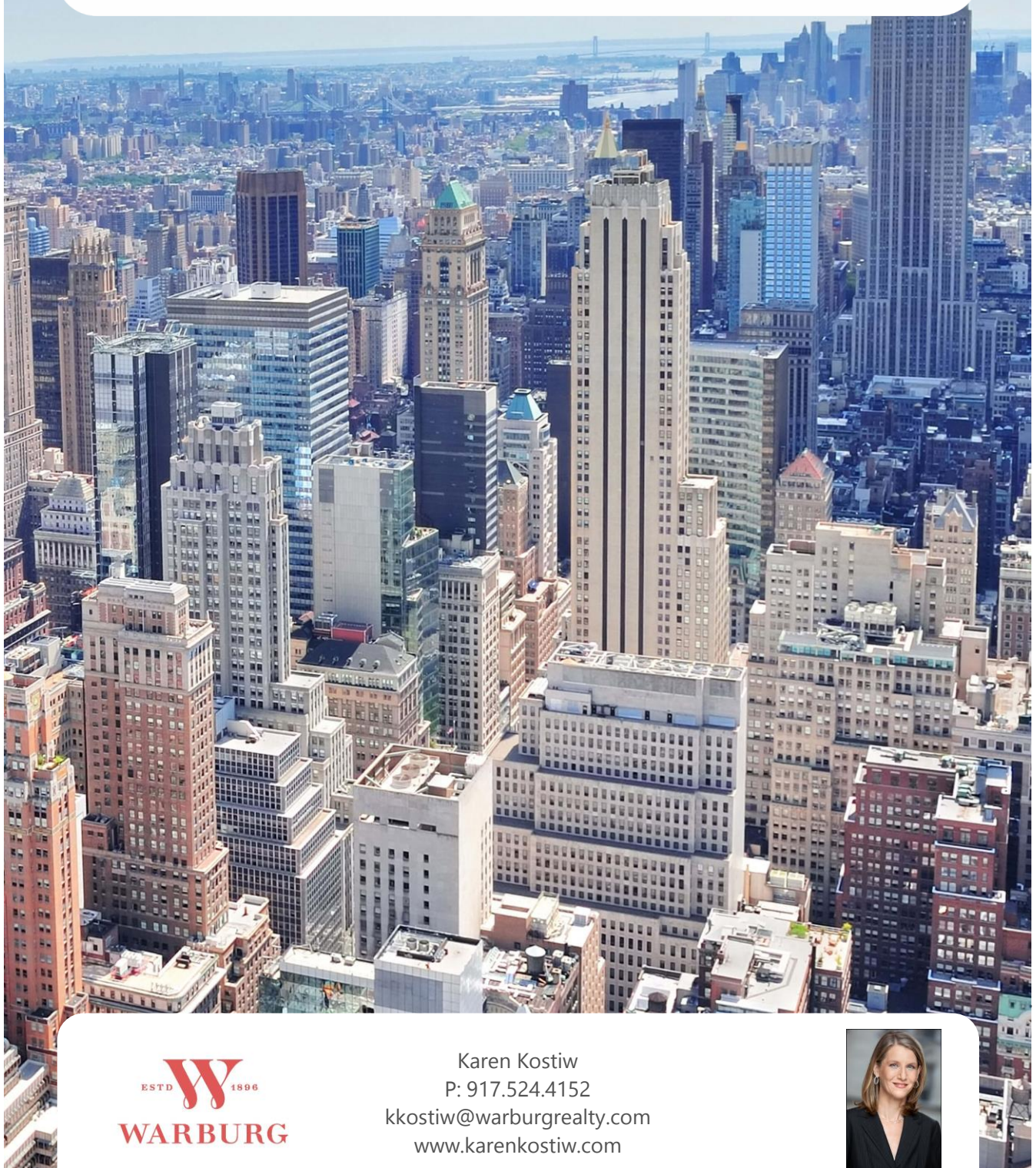


DOWNTOWN MANHATTAN

A quarterly analysis of residential sales
in Downtown Manhattan, Manhattan

3rd Quarter 2018



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Residential Market Report, 3rd Quarter 2018

Downtown Manhattan, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.46M

8% YoY

NO. OF TRANSACTIONS

664

-9% YoY

MEDIAN PRICE/SQ.FT.

\$1,458

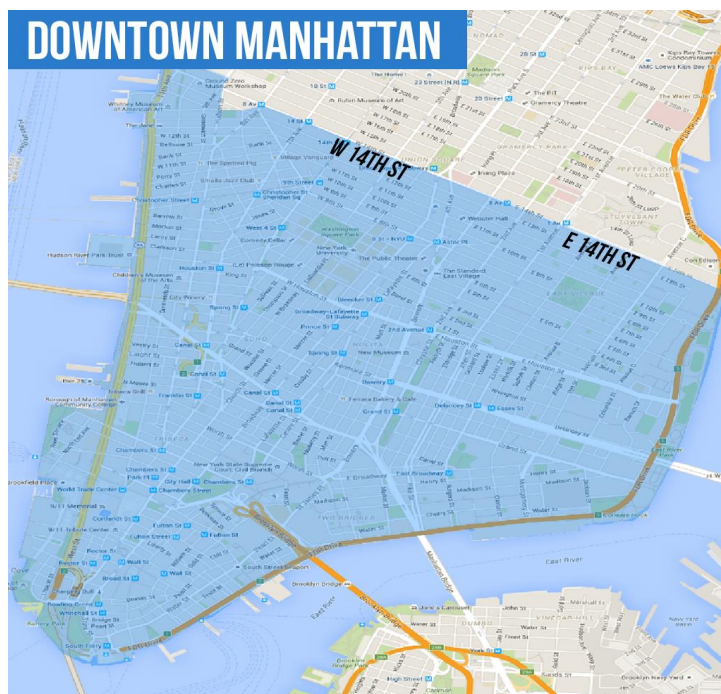
-5% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.1M

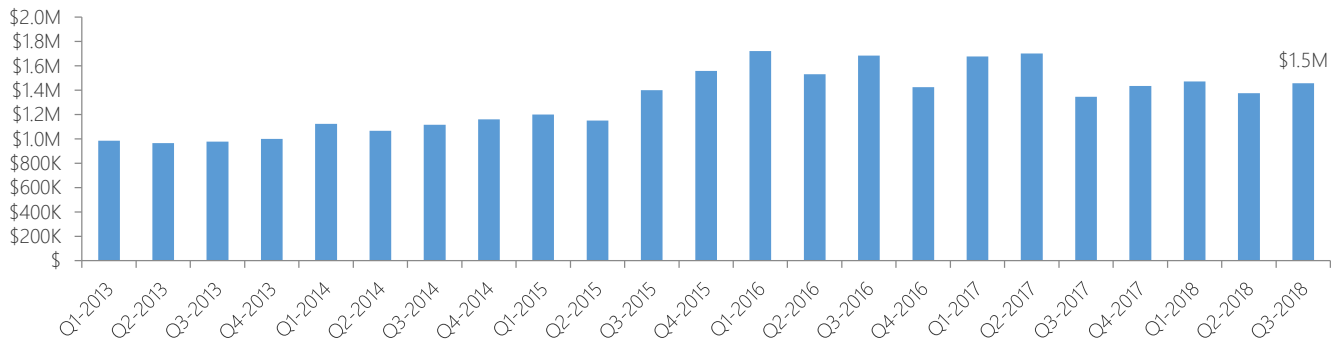
-4% YoY

NEIGHBORHOOD BOUNDARIES

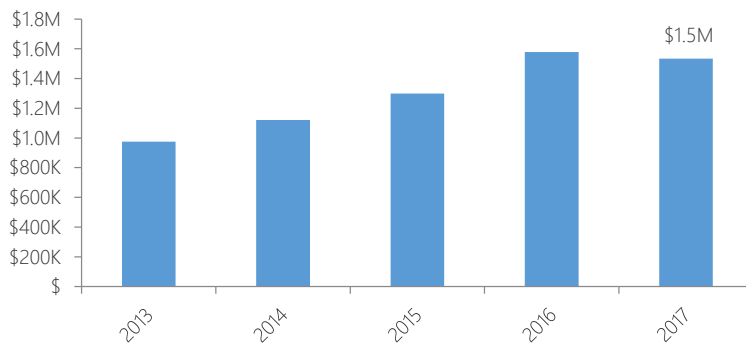


RESIDENTIAL STATS

Median Sale Price by Quarter

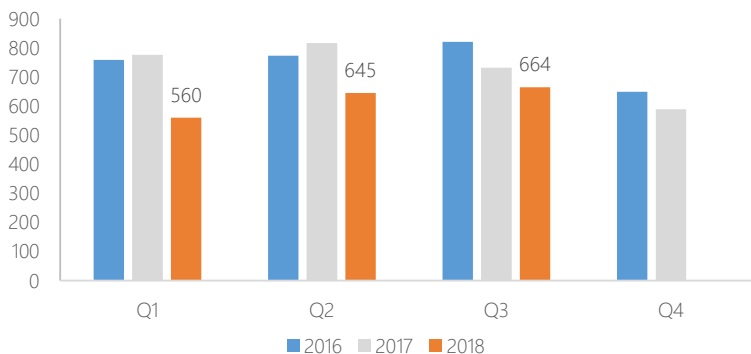


Median Sale Price by Year



Number of Transactions

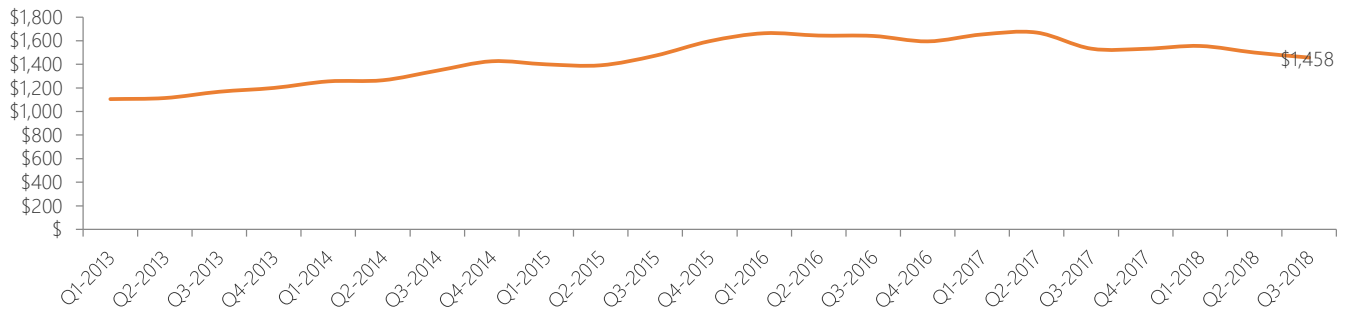
Quarter	2013	2014	2015	2016	2017	2018
Q1	602	654	570	758	776	560
Q2	909	774	686	773	816	645
Q3	978	818	842	820	731	664
Q4	751	678	660	649	589	



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Median Sale Price per Square Foot

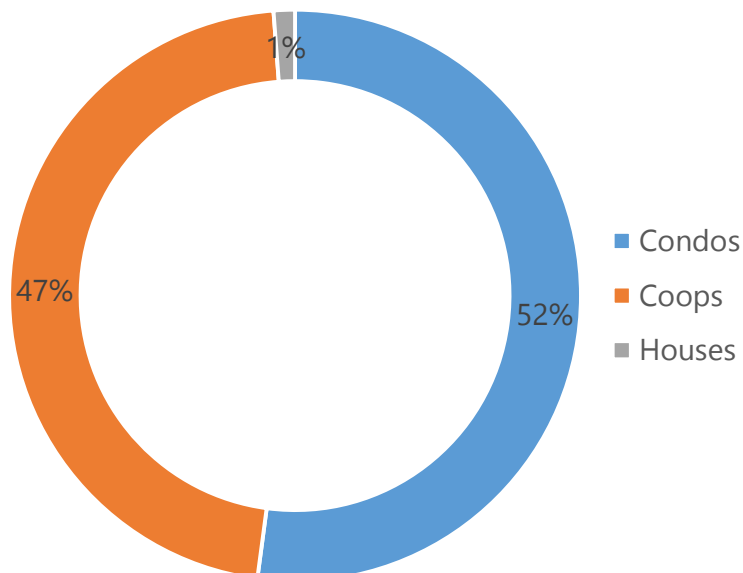


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,323,851	29%	\$1,499	-7%	346
Coops	\$936,500	-5%	\$1,375	0%	310
Houses	\$15,725,000	28%	\$2,957	-12%	8

Number of Sales by Building Type



TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
160 Leroy St #PHN	1-00601-1355	23-Jul-18	\$43,503,250	Condo	
37 W Tenth St	1-00574-0063	11-Jul-18	\$37,200,000	House	6,253
152 Elizabeth St #PH	1-00478-1208	12-Jul-18	\$29,950,000	Condo	
160 Leroy St #PHS	1-00601-1356	24-Aug-18	\$28,000,000	Condo	
62 Vestry St #8N	1-00223-1133	6-Sep-18	\$28,000,000	Condo	
62 Vestry St #10N	1-00223-1139	27-Sep-18	\$26,989,125	Condo	
583 Broadway #PH	1-00512-1221	16-Jul-18	\$26,500,000	Condo	3,256
18 Grove St	1-00585-0023	17-Jul-18	\$24,500,000	House	3,840
62 Vestry St #8S	1-00223-1135	23-Aug-18	\$24,006,500	Condo	
62 Vestry St #9N	1-00223-1136	12-Sep-18	\$23,500,000	Condo	
38 Prince St	1-00494-0022	30-Aug-18	\$21,000,000	House	8,069
688 Broadway #PH	1-00531-1417	16-Aug-18	\$20,950,494	Condo	
160 Leroy St #14BN	1-00601-1352	10-Aug-18	\$20,120,000	Condo	
11 N Moore St #PH	1-00190-1818	8-Aug-18	\$20,000,000	Condo	7,061
26 Downing St	1-00527-0013	25-Jul-18	\$19,700,000	House	4,650
160 Leroy St #14AS	1-00601-1354	27-Aug-18	\$16,804,375	Condo	
160 Leroy St #12AS	1-00601-1353	28-Aug-18	\$15,500,000	Condo	
52 Wooster St #PH	1-00475-1705	17-Aug-18	\$13,825,013	Condo	
93 Greene St #PHA	1-00500-1126	5-Sep-18	\$13,550,000	Condo	1,725
209 Sullivan St #THD	1-00539-1104	31-Jul-18	\$13,250,000	Condo	
62 Vestry St #6B	1-00223-1122	27-Jul-18	\$12,936,275	Condo	
160 Leroy St #12AN	1-00601-1349	9-Aug-18	\$12,900,000	Condo	
56 Leonard St #40W	1-00176-1112	8-Aug-18	\$12,450,000	Condo	
443 Greenwich St #2E	1-00222-1213	15-Aug-18	\$12,213,000	Condo	
62 Vestry St #4B	1-00223-1110	19-Jul-18	\$11,755,500	Condo	
40 Leroy St	1-00582-0031	25-Jul-18	\$11,750,000	House	3,650
62 Vestry St #5B	1-00223-1116	12-Jul-18	\$11,710,275	Condo	
100 Barrow St #7B	1-00605-0001	28-Sep-18	\$10,750,000	Coop	4,447
65 W 13th St #6F	1-00577-1141	14-Sep-18	\$10,750,000	Condo	4,584
160 Leroy St #11BN	1-00601-1345	17-Jul-18	\$10,750,000	Condo	
65 W 13th St #6E	1-00577-1141	14-Sep-18	\$10,750,000	Condo	4,584
58 W Ninth St	1-00572-0013	14-Sep-18	\$10,630,000	House	3,944
160 Leroy St #10BN	1-00601-1339	10-Jul-18	\$10,500,000	Condo	
150 Reade St	1-00141-0010	11-Jul-18	\$10,500,000	House	6,250
147 Waverly Pl #7	1-00593-1113	2-Jul-18	\$10,500,000	Condo	3,429
7 Hubert St #10B	1-00214-1230	31-Jul-18	\$9,500,000	Condo	3,253
290 West St #PHB	1-00595-1712	20-Sep-18	\$9,000,000	Condo	2,726
260 W Broadway #1	1-00212-1003	30-Aug-18	\$8,955,908	Condo	7,070
260 W Broadway #2C	1-00212-1003	30-Aug-18	\$8,955,908	Condo	7,070
62 Vestry St #5A	1-00223-1115	11-Jul-18	\$8,914,188	Condo	
24 Warren St	1-00135-0011	31-Jul-18	\$8,500,000	House	11,515
42 Crosby St #2S	1-00483-1103	17-Jul-18	\$8,451,475	Condo	
40 Mercer St #37	1-00474-1536	25-Sep-18	\$8,350,000	Condo	2,206
140 West St #20A	1-00084-1127	13-Aug-18	\$8,134,238	Condo	
160 Leroy St #10BS	1-00601-1342	3-Jul-18	\$8,098,338	Condo	
30 E Tenth St #12NS	1-00561-0009	13-Aug-18	\$8,025,000	Coop	
10 Sullivan St #5B	1-00490-1113	29-Aug-18	\$8,000,000	Condo	
129-131 Greene St #3	1-00514-1203	24-Jul-18	\$7,975,000	Condo	3,731
114-116 Greene St #8	1-00499-1212	18-Sep-18	\$7,960,000	Condo	1,400
62 Vestry St #3A	1-00223-1103	25-Jul-18	\$7,954,500	Condo	



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Address	BBL	Sale date	Sale price	Property type	Sqft
93 Reade St #PH	1-00145-1605	2-Jul-18	\$7,924,382	Condo	3,160
111 Murray St #24W	1-00142-1870	11-Sep-18	\$7,850,000	Condo	
111 Murray St #23W	1-00142-1867	24-Sep-18	\$7,600,000	Condo	
40 Bond St #5A	1-00530-1510	2-Aug-18	\$7,400,000	Condo	2,617
40 Mercer St #23	1-00474-1522	10-Jul-18	\$7,350,000	Condo	2,476
111 Murray St #21W	1-00142-1861	5-Sep-18	\$7,325,000	Condo	
111 Murray St #16W	1-00142-1846	26-Sep-18	\$7,250,000	Condo	
275 W Tenth St #3B	1-00631-1213	26-Jul-18	\$7,229,575	Condo	
111 Murray St #20W	1-00142-1858	31-Aug-18	\$7,218,000	Condo	
160 Leroy St #11AN	1-00601-1344	11-Jul-18	\$7,168,038	Condo	
111 Murray St #17W	1-00142-1849	6-Sep-18	\$7,153,206	Condo	
160 Leroy St #10AN	1-00601-1338	19-Jul-18	\$7,067,125	Condo	
420 W Broadway #PHB	1-00502-0004	16-Aug-18	\$7,000,000	Coop	3,593
80-82 Greene St #5A	1-00485-0012	4-Sep-18	\$7,000,000	Coop	
71 Murray St #11	1-00132-1312	18-Jul-18	\$7,000,000	Condo	4,002
250 West St #9D	1-00217-1280	5-Sep-18	\$6,922,500	Condo	2,505
56 Leonard St #26AE	1-00176-1067	19-Jul-18	\$6,500,000	Condo	
285 Lafayette St #4E	1-00510-1015	1-Aug-18	\$6,500,000	Condo	3,285
443 Greenwich St #1B	1-00222-1202	13-Aug-18	\$6,403,000	Condo	
160 Leroy St #4AN	1-00601-1301	16-Aug-18	\$6,400,000	Condo	
160 Leroy St #7AN	1-00601-1320	9-Aug-18	\$6,400,000	Condo	
56-62 Cooper Sq #10B	1-00544-1023	28-Aug-18	\$6,350,000	Condo	2,868
99 Jane St #2H	1-00642-1117	9-Jul-18	\$6,200,000	Condo	1,790
111 Murray St #11W	1-00142-1828	17-Sep-18	\$6,084,044	Condo	
30-36 Crosby St #M2	1-00473-1102	7-Sep-18	\$6,050,000	Condo	3,009
152 Elizabeth St #2W	1-00478-1203	30-Aug-18	\$5,956,088	Condo	
111 Murray St #15W	1-00142-1843	30-Aug-18	\$5,905,850	Condo	
160 Leroy St #11CS	1-00601-1348	26-Jul-18	\$5,629,081	Condo	
14-16 Wooster St #3	1-00229-0013	27-Sep-18	\$5,575,000	Coop	3,769
19 Beach St #6	1-00212-1105	31-Jul-18	\$5,500,000	Condo	2,980
160 Leroy St #10CS	1-00601-1343	9-Jul-18	\$5,450,000	Condo	
505 Greenwich St #2D	1-00594-1309	1-Aug-18	\$5,350,000	Condo	2,371
160 Leroy St #6BN	1-00601-1314	7-Sep-18	\$5,250,000	Condo	
311 W Broadway #TOWN2	1-00228-1204	31-Aug-18	\$5,250,000	Condo	2,884
101 Wall St #PH2	1-00033-1053	28-Sep-18	\$5,250,000	Condo	
56 Leonard St #35AW	1-00176-1105	13-Aug-18	\$5,150,000	Condo	
160 Leroy St #11CN	1-00601-1346	20-Jul-18	\$5,145,413	Condo	
250 West St #5C	1-00217-1241	1-Aug-18	\$5,110,994	Condo	2,322
250 West St #5B	1-00217-1240	1-Aug-18	\$5,089,006	Condo	2,317
688 Broadway #4B	1-00531-1407	6-Aug-18	\$4,887,600	Condo	
160 Leroy St #10CN	1-00601-1340	12-Jul-18	\$4,868,400	Condo	
66 Leonard St #11C	1-00173-1043	20-Sep-18	\$4,850,000	Condo	2,846
37 Murray St #5B	1-00133-1311	15-Aug-18	\$4,600,000	Condo	2,761
111 Murray St #24B	1-00142-1869	21-Sep-18	\$4,480,300	Condo	
11 Fifth Ave #10M	1-00566-0001	1-Aug-18	\$4,400,000	Coop	2,100
140 West St #11G	1-00084-1024	27-Sep-18	\$4,350,000	Condo	
30 Park Pl #58D	1-00123-1196	30-Aug-18	\$4,325,000	Condo	1,538
111 Murray St #19B	1-00142-1854	30-Aug-18	\$4,312,289	Condo	
53 N Moore St #PH-8D	1-00188-1247	2-Aug-18	\$4,300,000	Condo	3,033
41 Greene St #4	1-00475-0053	23-Aug-18	\$4,250,000	Coop	3,200



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