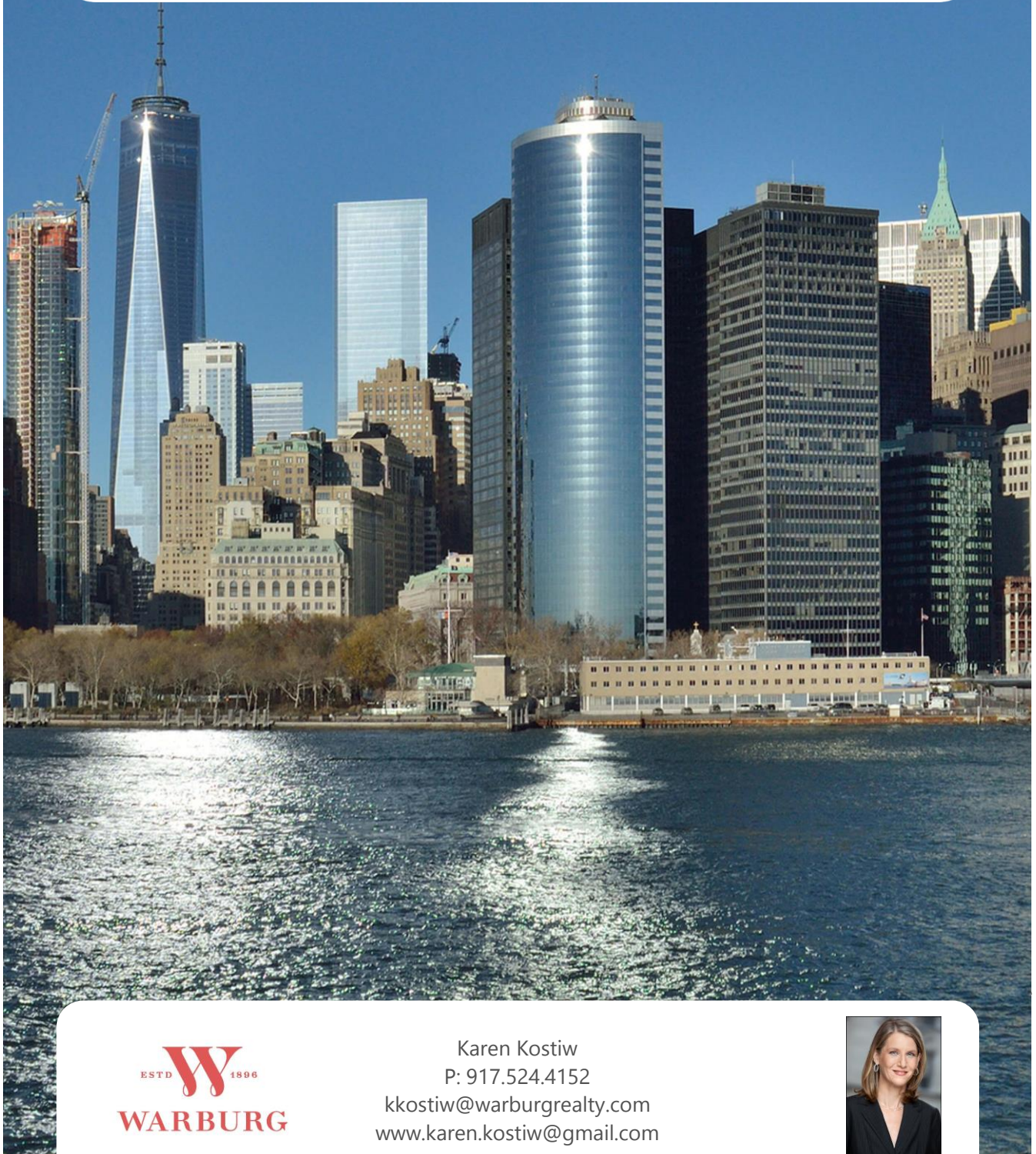


FINANCIAL DISTRICT

A quarterly analysis of residential sales
in Financial District, Manhattan

3rd Quarter 2018



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Residential Market Report, 3rd Quarter 2018

Financial District, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$960K

-24% YoY

NO. OF TRANSACTIONS

82

-45% YoY

MEDIAN PRICE/SQ.FT.

\$1,225

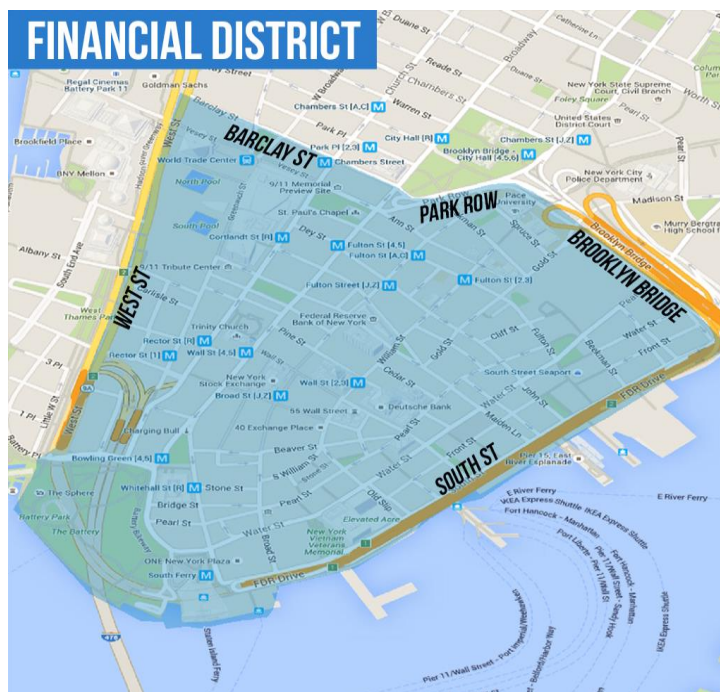
-9% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.1M

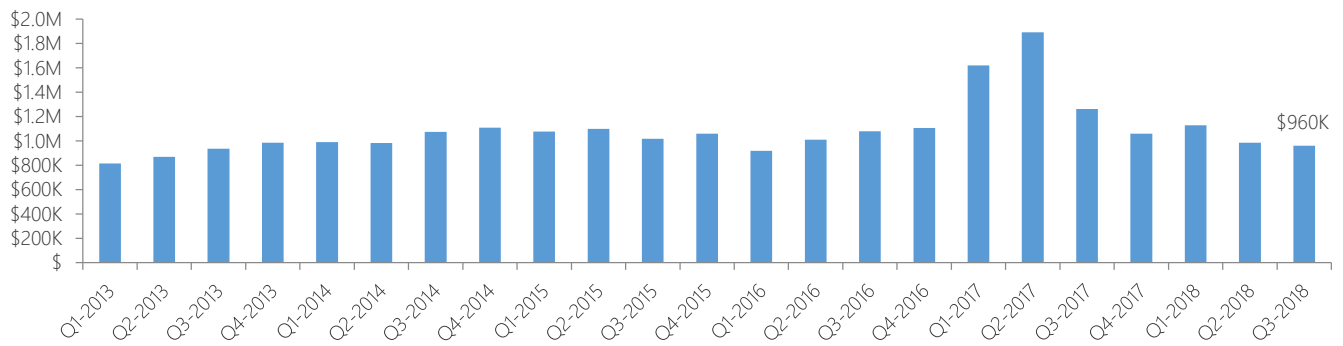
-4% YoY

NEIGHBORHOOD BOUNDARIES

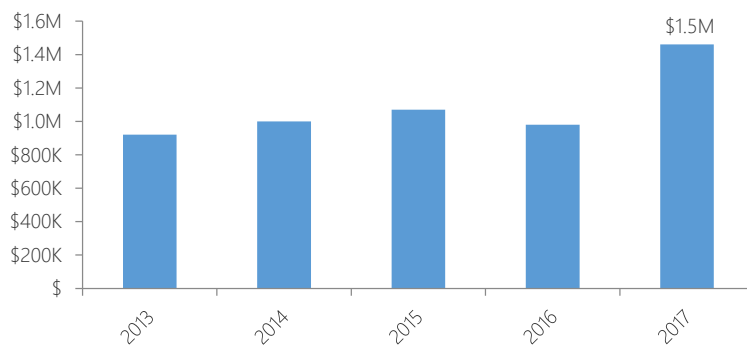


RESIDENTIAL STATS

Median Sale Price by Quarter

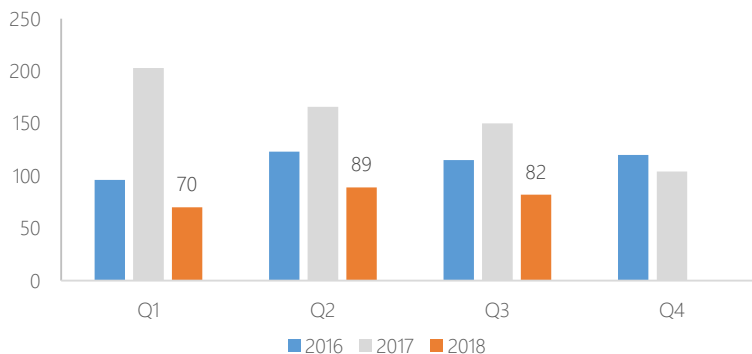


Median Sale Price by Year



Number of Transactions

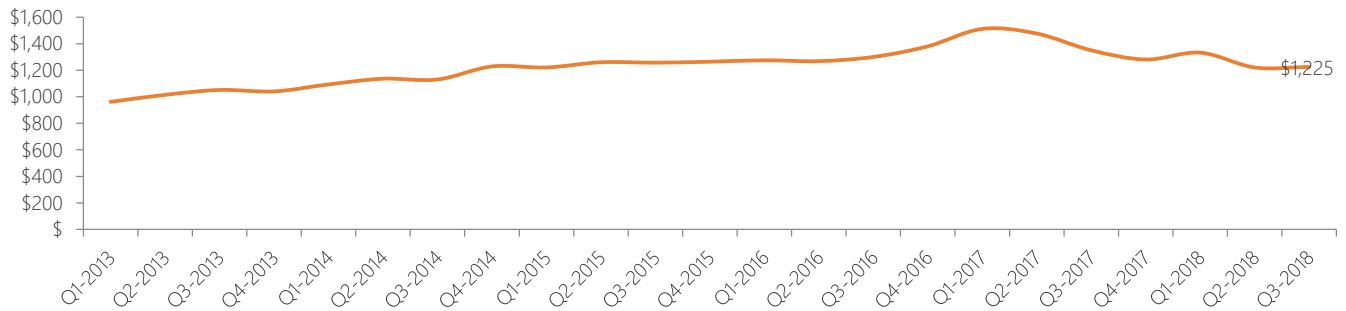
Quarter	2013	2014	2015	2016	2017	2018
Q1	80	119	87	96	203	70
Q2	147	148	120	123	166	89
Q3	165	131	120	115	150	82
Q4	118	116	92	120	104	



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Median Sale Price per Square Foot

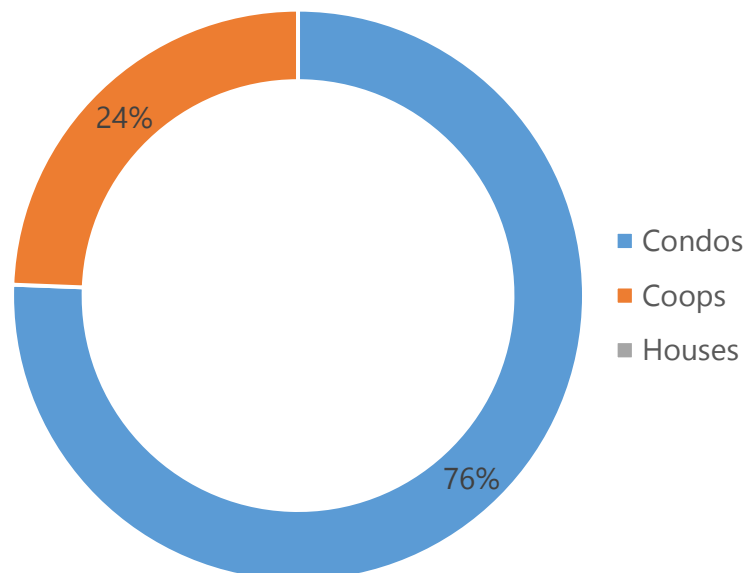


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$999,999	-30%	\$1,231	-10%	62
Coops	\$728,500	-4%	\$969	-9%	20
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
140 West St #20A	1-00084-1127	13-Aug-18	\$8,134,238	Condo	
101 Wall St #PH2	1-00033-1053	28-Sep-18	\$5,250,000	Condo	
140 West St #11G	1-00084-1024	27-Sep-18	\$4,350,000	Condo	
50 West St #55A	1-00017-1388	28-Aug-18	\$4,033,333	Condo	
140 West St #15C	1-00084-1084	26-Sep-18	\$3,910,000	Condo	
115 Nassau St #48A	1-00090-1264	28-Sep-18	\$3,750,000	Condo	
115 Nassau St #46B	1-00090-1261	30-Aug-18	\$3,475,000	Condo	
115 Nassau St #41A	1-00090-1250	21-Aug-18	\$2,900,000	Condo	
15 Broad St #1010	1-00026-1391	7-Sep-18	\$2,800,000	Condo	2,196
15 Broad St #2220	1-00026-1185	14-Aug-18	\$2,788,750	Condo	2,256
115 Nassau St #31A	1-00090-1241	13-Sep-18	\$2,375,000	Condo	
15 Broad St #3430	1-00026-1323	29-Aug-18	\$2,300,000	Condo	1,786
123 Washington St #48F	1-00053-1312	19-Jul-18	\$2,275,000	Condo	1,152
26 Beaver St #14	1-00011-0014	24-Sep-18	\$2,245,000	Coop	
101 Wall St #10B	1-00033-1026	6-Sep-18	\$2,000,000	Condo	
99 John St #1803	1-00076-1441	15-Aug-18	\$1,850,000	Condo	1,243
15 William St #46I	1-00025-1714	27-Sep-18	\$1,830,000	Condo	1,273
176 Broadway #9D	1-00065-0017	10-Jul-18	\$1,745,000	Coop	1,800
15 Broad St #2412	1-00026-1212	10-Aug-18	\$1,745,000	Condo	1,451
99 John St #1220	1-00076-1381	25-Jul-18	\$1,560,000	Condo	1,124
80 Gold St #5C	1-00094-0001	13-Aug-18	\$1,365,000	Coop	891
15 Broad St #2316	1-00026-1199	12-Jul-18	\$1,350,000	Condo	1,175
67 Liberty St #6	1-00064-1006	10-Sep-18	\$1,350,000	Condo	1,246
88 Greenwich St #3401	1-00018-1439	28-Sep-18	\$1,335,000	Condo	723
82 Beaver St #PH05	1-00028-1124	17-Sep-18	\$1,325,000	Condo	1,494
90 William St #14C	1-00068-1243	3-Jul-18	\$1,265,000	Condo	1,072
82 Beaver St #1405	1-00028-1115	10-Aug-18	\$1,220,000	Condo	1,494
40 Broad St #17H	1-00024-1053	3-Aug-18	\$1,200,000	Condo	1,315
80 Gold St #25C	1-00094-0001	23-Aug-18	\$1,180,000	Coop	
80 John St #14G	1-00068-1115	27-Sep-18	\$1,175,000	Condo	1,125
80 Gold St #12C	1-00094-0001	10-Jul-18	\$1,170,000	Coop	
15 William St #32C	1-00025-1606	9-Jul-18	\$1,169,000	Condo	832
40 Broad St #PH4B	1-00024-1161	2-Aug-18	\$1,100,000	Condo	1,048
59 John St #8B	1-00078-1650	27-Jul-18	\$1,055,000	Condo	964
18-20 Pine St #711	1-00044-1062	14-Sep-18	\$999,999	Condo	1,223
80 Gold St #21L	1-00094-0001	30-Jul-18	\$995,000	Coop	
15 William St #16F	1-00025-1481	26-Jul-18	\$995,000	Condo	812
101 Wall St #7A	1-00033-1016	10-Sep-18	\$985,000	Condo	
71-73 Nassau St #2D	1-00079-1105	30-Jul-18	\$960,000	Condo	822
80 Gold St #10K	1-00094-0001	3-Aug-18	\$960,000	Coop	
15 William St #38D	1-00025-1655	25-Jul-18	\$950,000	Condo	698
88 Greenwich St #908	1-00018-1182	26-Jul-18	\$950,000	Condo	778
71-73 Nassau St #14B	1-00079-1157	14-Sep-18	\$950,000	Condo	813
99 John St #2008	1-00076-1472	27-Jul-18	\$938,000	Condo	738
82 Beaver St #409	1-00028-1029	16-Aug-18	\$922,000	Condo	928
99 John St #1008	1-00076-1318	6-Aug-18	\$898,000	Condo	693
80 John St #13F	1-00068-1107	30-Aug-18	\$880,000	Condo	664
80 Gold St #17M	1-00094-0001	5-Sep-18	\$795,000	Coop	
20 Pine St #2105	1-00044-1294	11-Jul-18	\$780,000	Condo	644
18-20 Pine St #1003	1-00044-1111	14-Aug-18	\$763,000	Condo	656



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Address	BBL	Sale date	Sale price	Property type	Sqft
88 Greenwich St #714	1-00018-1130	2-Aug-18	\$760,000	Condo	737
18-20 Pine St #803	1-00044-1073	22-Aug-18	\$752,500	Condo	656
20 West St #35E	1-00015-1315	3-Aug-18	\$750,000	Condo	598
80 Gold St #19E	1-00094-0001	3-Jul-18	\$750,000	Coop	
111 Fulton St #421	1-00091-1249	14-Aug-18	\$742,000	Condo	580
20 West St #PHC	1-00015-1381	17-Aug-18	\$736,000	Condo	447
80 John St #4D	1-00068-1025	26-Jul-18	\$730,000	Condo	799
80 Gold St #22H	1-00094-0001	5-Sep-18	\$728,500	Coop	
99 John St #512	1-00076-1193	9-Jul-18	\$710,500	Condo	663
80 Gold St #12B	1-00094-0001	9-Aug-18	\$710,000	Coop	
80 Gold St #6E	1-00094-0001	26-Jul-18	\$708,000	Coop	
80 Gold St #11F	1-00094-0001	17-Jul-18	\$695,000	Coop	
56 Pine St #PHA	1-00041-1291	20-Aug-18	\$681,000	Condo	815
120 Greenwich St #10B	1-00053-1077	20-Jul-18	\$680,000	Condo	481
80 Gold St #7F	1-00094-0001	18-Sep-18	\$675,000	Coop	
88 Greenwich St #3003	1-00018-1421	13-Sep-18	\$670,000	Condo	444
82 Beaver St #704	1-00028-1051	15-Aug-18	\$625,000	Condo	459
82 Beaver St #304	1-00028-1015	1-Aug-18	\$623,000	Condo	459
21-23 S William St #6A	1-00029-1222	26-Jul-18	\$585,000	Condo	463
20 West St #29F	1-00015-1270	19-Jul-18	\$565,000	Condo	417
80 Gold St #14A	1-00094-0001	24-Sep-18	\$540,000	Coop	
80 Gold St #26A	1-00094-0001	12-Jul-18	\$530,000	Coop	
80 Gold St #25G	1-00094-0001	3-Jul-18	\$515,000	Coop	
82 Beaver St #1306	1-00028-1107	21-Sep-18	\$507,500	Condo	367
55 Liberty St #24D	1-00064-0008	30-Jul-18	\$505,000	Coop	725
80 Gold St #6A	1-00094-0001	7-Sep-18	\$505,000	Coop	
82 Beaver St #PH06	1-00028-1125	28-Sep-18	\$490,000	Condo	367
88 Greenwich St #1502	1-00018-1303	9-Aug-18	\$368,786	Condo	542



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