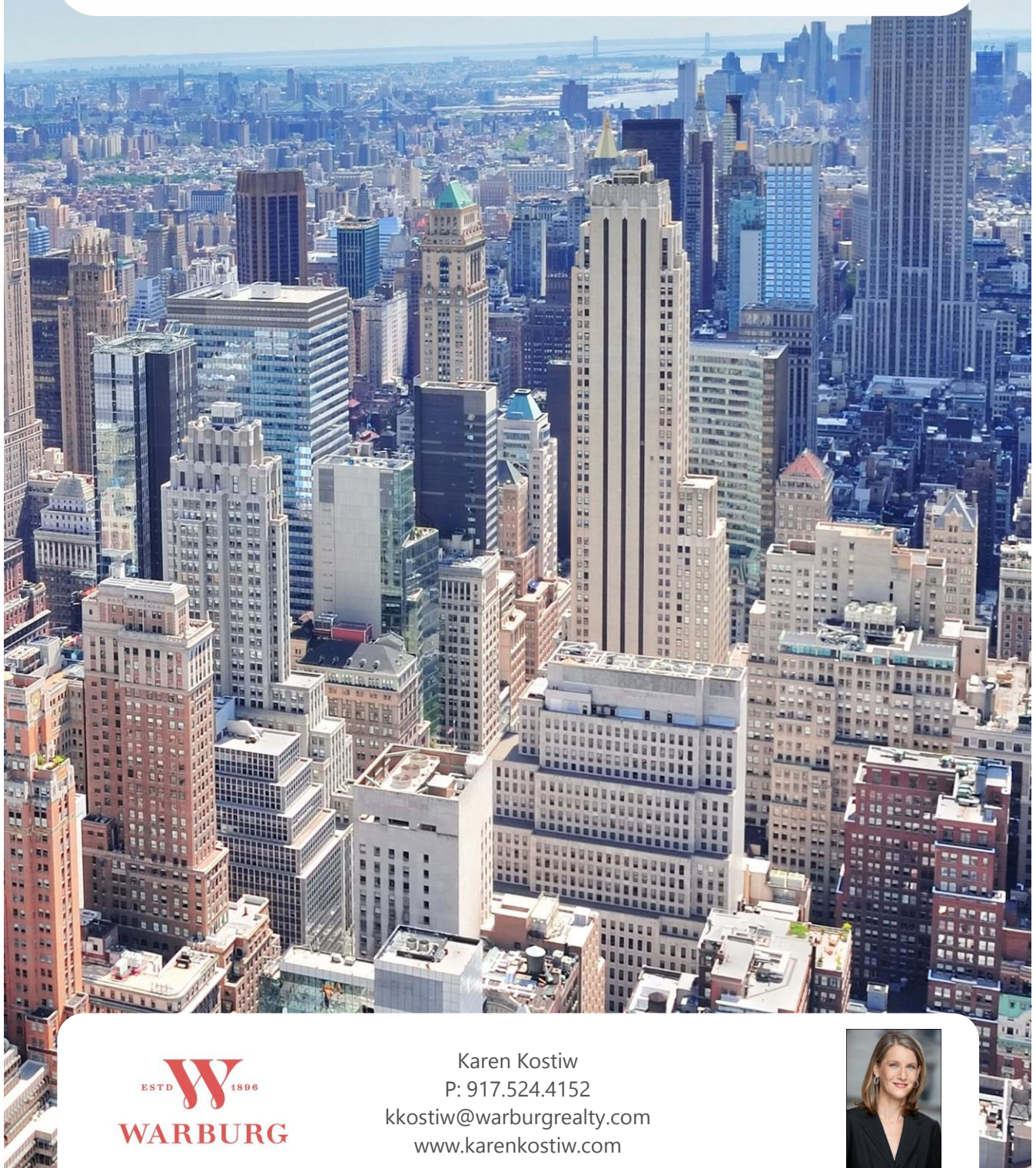


GARMENT DISTRICT

A quarterly analysis of residential sales
in Garment District, Manhattan

3rd Quarter 2018



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Residential Market Report, 3rd Quarter 2018

Garment District, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$2.49M

29% YoY

NO. OF TRANSACTIONS

11

57% YoY

MEDIAN PRICE/SQ.FT.

\$1,665

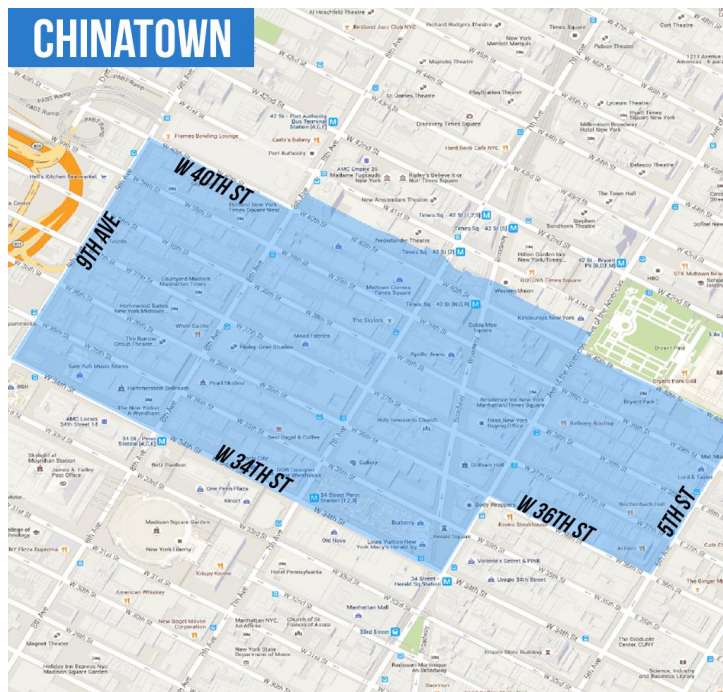
-19% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.1M

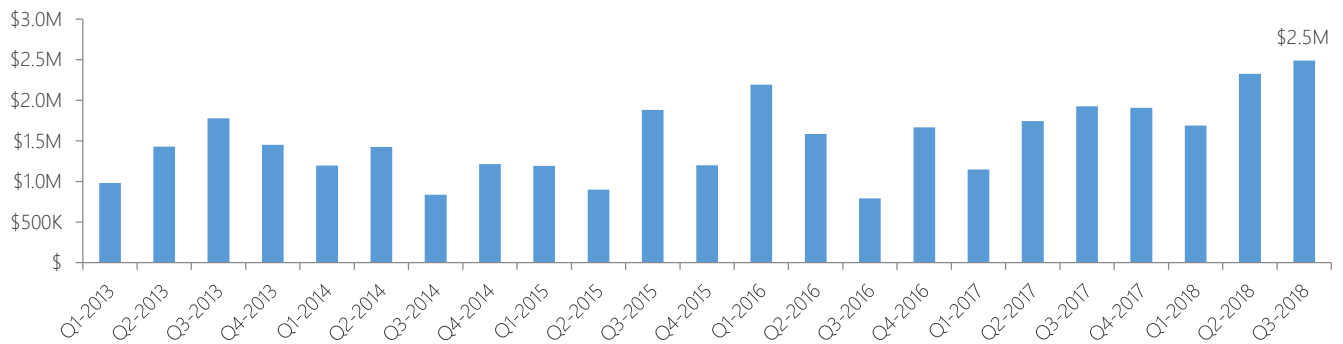
-4% YoY

NEIGHBORHOOD BOUNDARIES

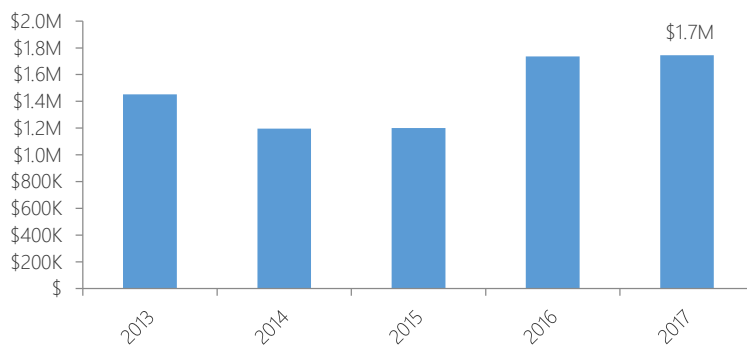


RESIDENTIAL STATS

Median Sale Price by Quarter

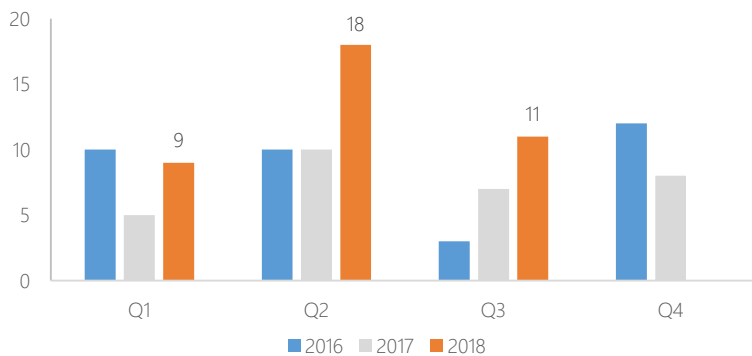


Median Sale Price by Year



Number of Transactions

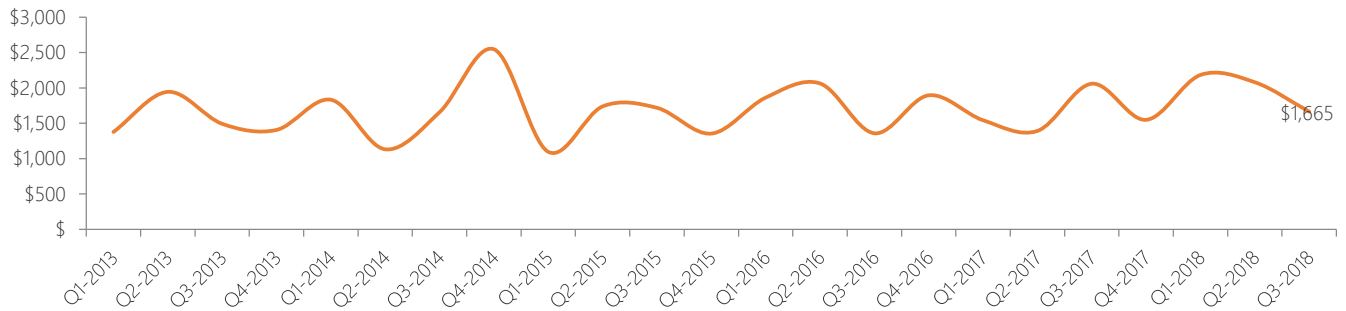
Quarter	2013	2014	2015	2016	2017	2018
Q1	14	9	8	10	5	9
Q2	17	10	3	10	10	18
Q3	18	11	9	3	7	11
Q4	11	21	9	12	8	



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Median Sale Price per Square Foot

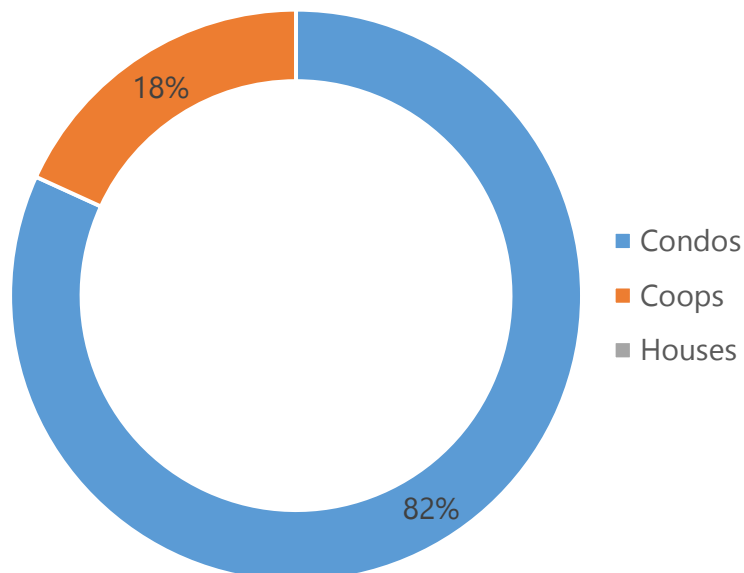


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,798,150	38%	\$1,798	-16%	9
Coops	\$727,500	-48%	\$906	-30%	2
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
400 Fifth Ave #39F	1-00838-1066	27-Aug-18	\$3,995,000	Condo	2,588
16 W 40th St #17A	1-00841-1009	22-Aug-18	\$3,730,000	Condo	
16 W 40th St #23C	1-00841-1035	29-Aug-18	\$3,565,000	Condo	
16 W 40th St #22C	1-00841-1031	12-Sep-18	\$3,386,000	Condo	
16 W 40th St #22B	1-00841-1030	30-Jul-18	\$2,798,150	Condo	
16 W 40th St #23D	1-00841-1036	6-Jul-18	\$2,488,000	Condo	
100 W 39th St #41F	1-00814-1063	28-Sep-18	\$2,100,000	Condo	1,261
400 Fifth Ave #45F	1-00838-1112	16-Jul-18	\$2,050,000	Condo	982
100 W 39th St #PHF	1-00814-1091	7-Aug-18	\$2,036,500	Condo	1,055
344 W 38th St #9E	1-00761-0059	26-Sep-18	\$730,000	Coop	
32 W 40th St #3K	1-00841-0069	20-Sep-18	\$725,000	Coop	800



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