

NOLITA

A quarterly analysis of residential sales
in NoLlta, Manhattan

3rd Quarter 2018



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Residential Market Report, 3rd Quarter 2018

NoLita, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.24M

-61% YoY

NO. OF TRANSACTIONS

17

325% YoY

MEDIAN PRICE/SQ.FT.

\$1,880

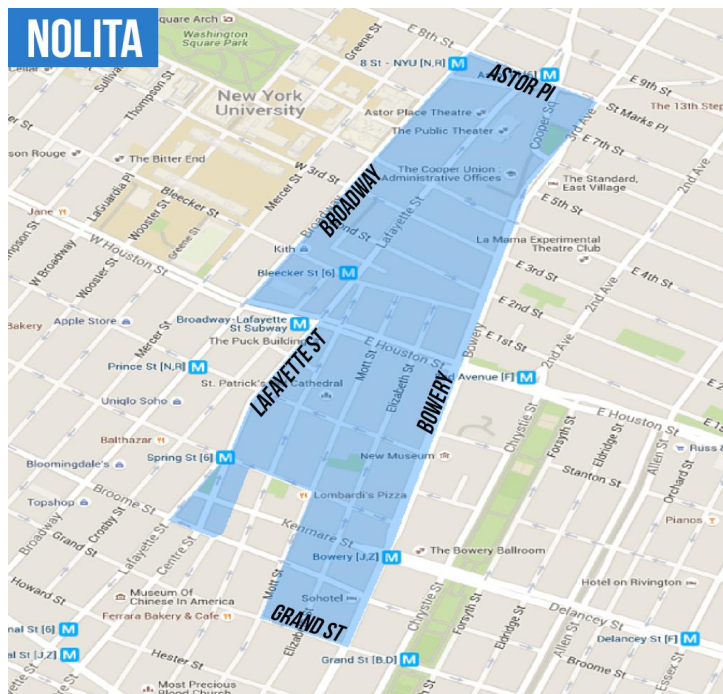
-34% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.1M

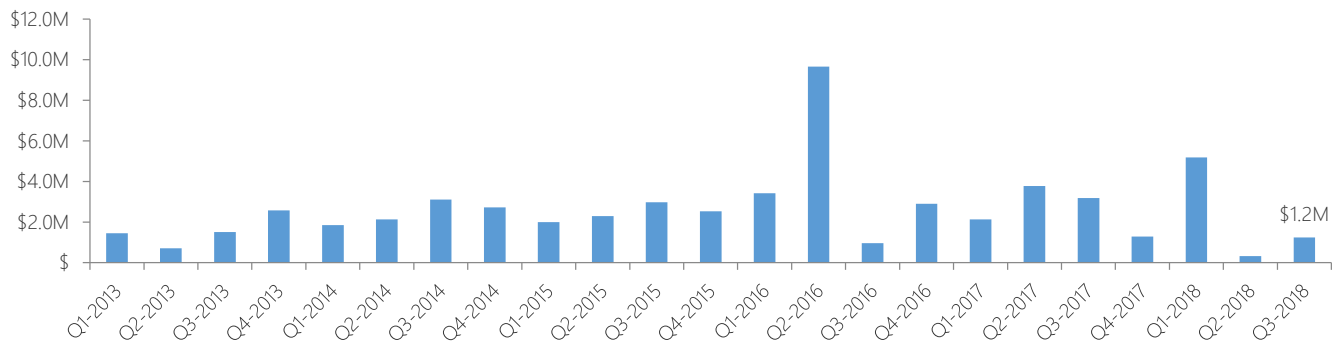
-4% YoY

NEIGHBORHOOD BOUNDARIES

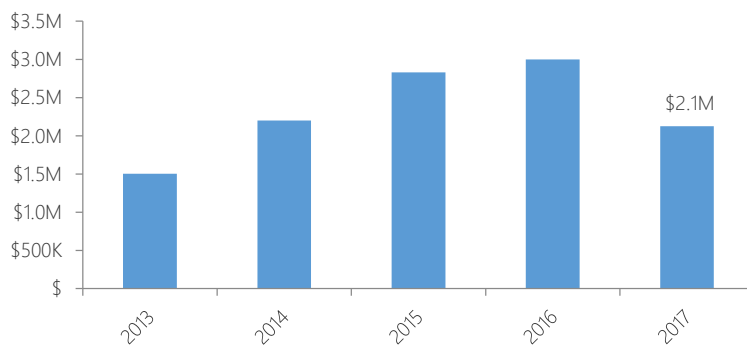


RESIDENTIAL STATS

Median Sale Price by Quarter

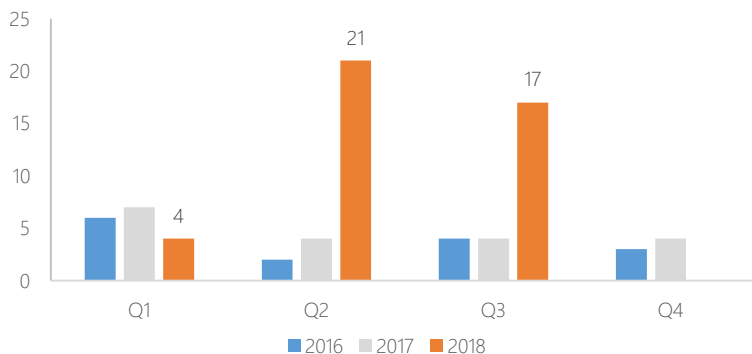


Median Sale Price by Year



Number of Transactions

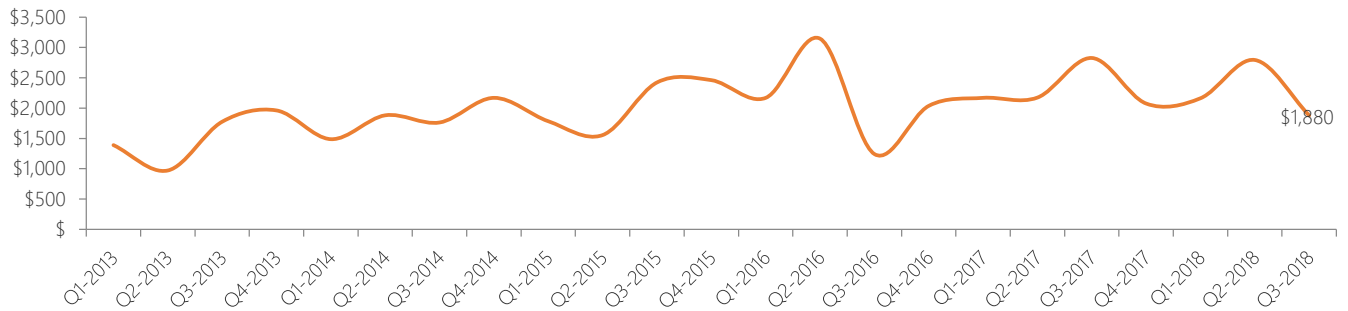
Quarter	2013	2014	2015	2016	2017	2018
Q1	5	7	11	6	7	4
Q2	6	4	10	2	4	21
Q3	27	7	13	4	4	17
Q4	6	5	10	3	4	



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Median Sale Price per Square Foot

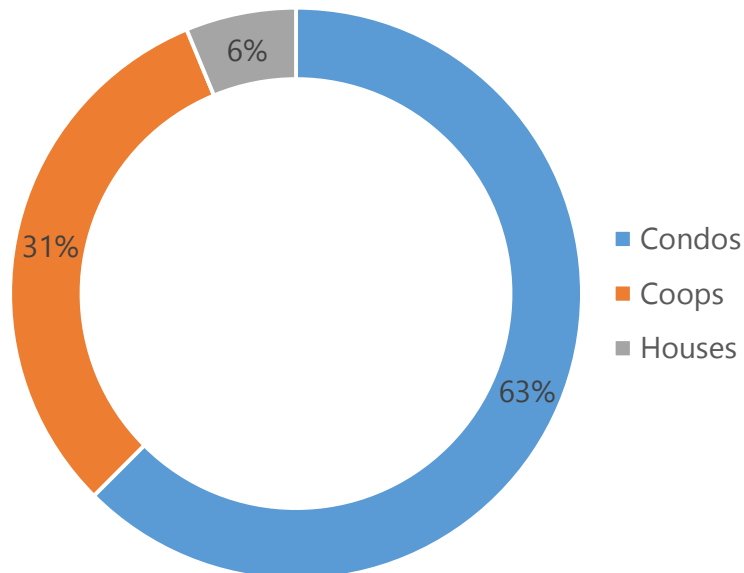


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$3,667,500	14%	\$1,780	-37%	10
Coops	\$326,583	-65%	-	-	5
Houses	\$21,000,000	-	\$2,603	-	1

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
152 Elizabeth St #PH	1-00478-1208	12-Jul-18	\$29,950,000	Condo	
38 Prince St	1-00494-0022	30-Aug-18	\$21,000,000	House	8,069
285 Lafayette St #4E	1-00510-1015	1-Aug-18	\$6,500,000	Condo	3,285
152 Elizabeth St #2W	1-00478-1203	30-Aug-18	\$5,956,088	Condo	
225 Lafayette St #12B	1-00481-1135	26-Sep-18	\$3,835,000	Condo	2,154
225 Lafayette St #4D	1-00481-1107	30-Aug-18	\$3,500,000	Condo	1,661
259 Elizabeth St #1B	1-00508-1007	12-Sep-18	\$1,510,000	Condo	625
262 Mott St #309	1-00508-1122	18-Sep-18	\$965,000	Condo	715
45 Spring St #3B	1-00494-1102	28-Sep-18	\$745,000	Coop	
280 Mott St #5R	1-00508-0017	31-Jul-18	\$595,000	Coop	
165 Elizabeth St #3F	1-00479-1004	17-Aug-18	\$588,800	Condo	368
244-246 Elizabeth St #4C	1-00507-0010	3-Jul-18	\$326,583	Coop	
244-246 Elizabeth St #5C	1-00507-0010	2-Jul-18	\$326,583	Coop	
244-246 Elizabeth St #3C	1-00507-0010	2-Jul-18	\$326,583	Coop	
354 Broome St #3E	1-00478-1015	10-Sep-18	\$312,000	Condo	1,033



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