

NOMAD

A quarterly analysis of residential sales
in NoMad, Manhattan

3rd Quarter 2018



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Residential Market Report, 3rd Quarter 2018

NoMad, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.08M

-34% YoY

NO. OF TRANSACTIONS

46

-21% YoY

MEDIAN PRICE/SQ.FT.

\$1,149

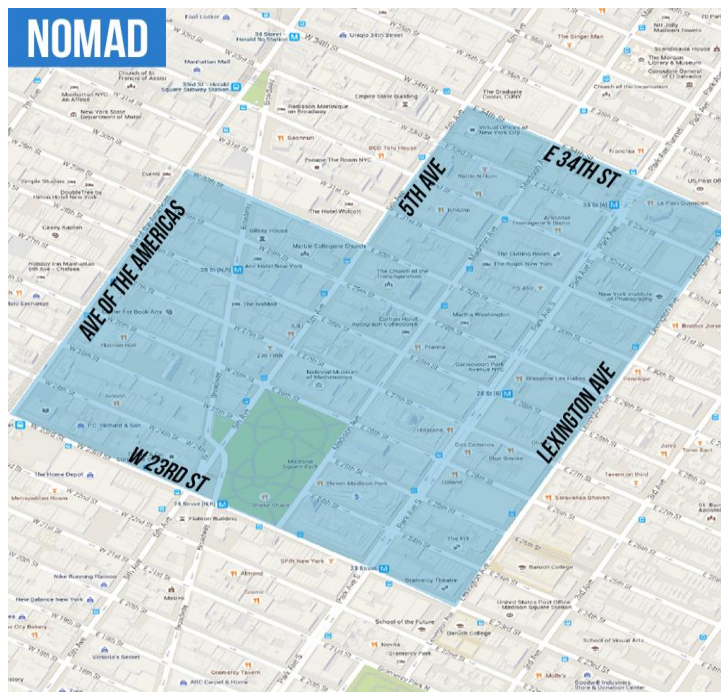
-36% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.1M

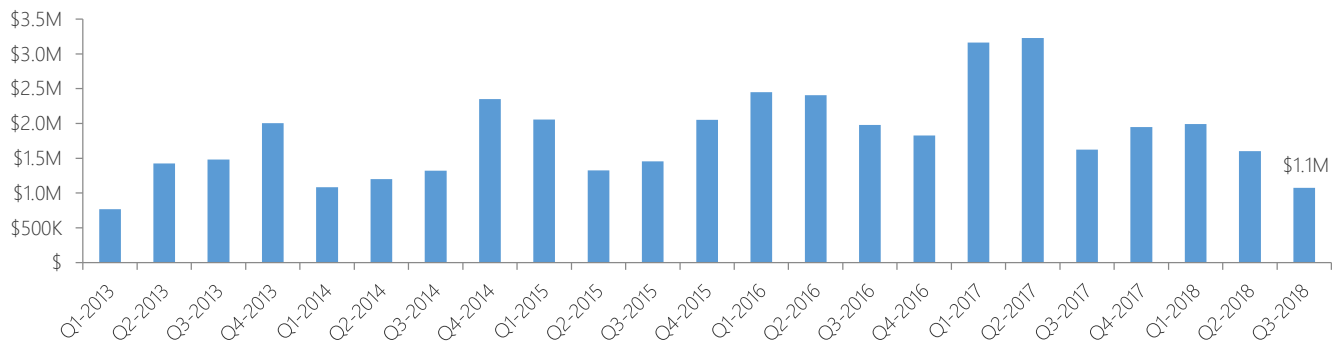
-4% YoY

NEIGHBORHOOD BOUNDARIES

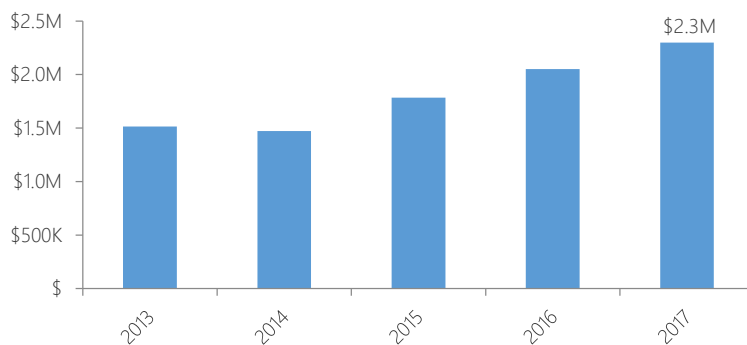


RESIDENTIAL STATS

Median Sale Price by Quarter

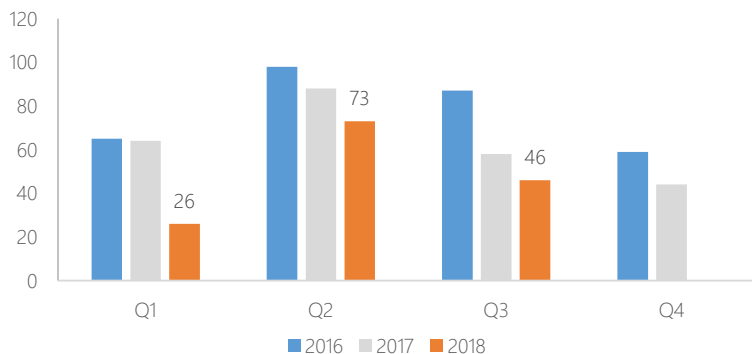


Median Sale Price by Year



Number of Transactions

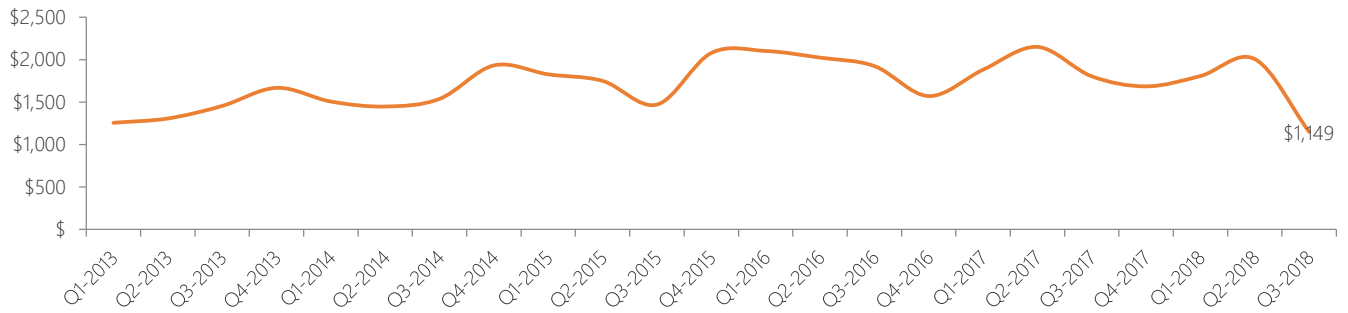
Quarter	2013	2014	2015	2016	2017	2018
Q1	37	42	48	65	64	26
Q2	49	51	54	98	88	73
Q3	84	46	44	87	58	46
Q4	82	68	84	59	44	



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Median Sale Price per Square Foot

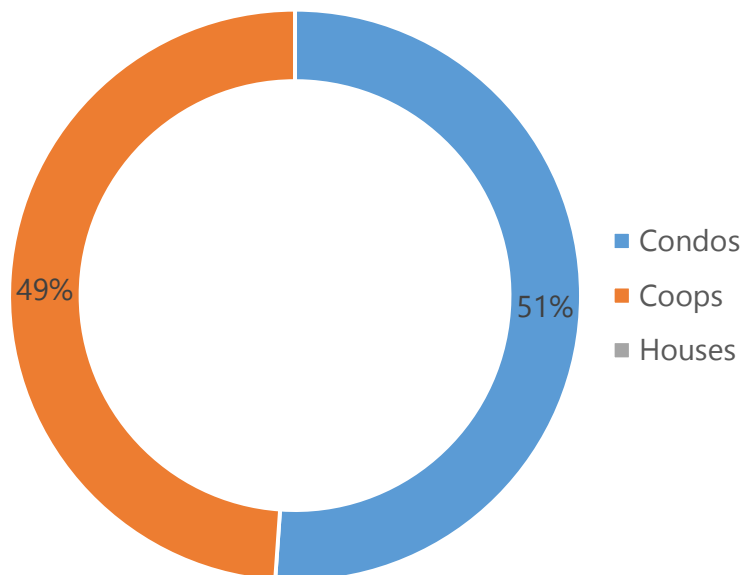


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,790,000	-16%	\$1,799	-5%	23
Coops	\$615,000	-5%	\$1,025	-4%	22
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
398 Park Ave S #29B	1-00857-1240	20-Aug-18	\$5,000,000	Condo	2,305
398 Park Ave S #25C	1-00857-1218	26-Jul-18	\$4,984,990	Condo	2,665
172 Madison Ave #23A	1-00863-1158	27-Sep-18	\$3,579,149	Condo	1,458
11 W 30th St #11F	1-00832-0032	30-Jul-18	\$3,150,000	Coop	3,781
88 Lexington Ave #406	1-00882-1216	2-Jul-18	\$2,973,061	Condo	
31-33 E 28th St #8E	1-00858-1014	25-Jul-18	\$2,825,000	Condo	1,998
172 Madison Ave #21B	1-00863-1153	15-Aug-18	\$2,800,000	Condo	1,488
172 Madison Ave #5A	1-00863-1107	1-Aug-18	\$2,750,000	Condo	1,479
225 Fifth Ave #9S	1-00856-1237	17-Aug-18	\$2,700,000	Condo	1,223
1200 Broadway #4B	1-00831-0020	2-Jul-18	\$2,550,000	Coop	2,000
88 Lexington Ave #604	1-00882-1226	20-Jul-18	\$1,915,430	Condo	
50 W 30th St #4D	1-00831-1110	17-Aug-18	\$1,897,155	Condo	1,005
121 E 23rd St #12B	1-00879-1066	8-Aug-18	\$1,800,000	Condo	1,080
398 Park Ave S #27A	1-00857-1230	1-Aug-18	\$1,790,000	Condo	819
50 W 30th St #13B	1-00831-1135	14-Aug-18	\$1,575,000	Condo	696
111 E 30th St #3C	1-00886-1005	9-Jul-18	\$1,400,000	Condo	918
50 W 30th St #6B	1-00831-1114	19-Jul-18	\$1,377,738	Condo	696
50 Lexington Ave #11E	1-00880-0019	10-Sep-18	\$1,250,000	Coop	975
159 Madison Ave #7DE	1-00862-0024	21-Sep-18	\$1,240,000	Coop	1,200
11 E 29th St #19B	1-00859-1038	24-Jul-18	\$1,175,000	Condo	767
159 Madison Ave #8C	1-00862-0024	25-Sep-18	\$1,140,000	Coop	1,100
43 E 25th St #20C	1-00855-1060	29-Aug-18	\$1,100,000	Condo	633
127 E 30th St #1B	1-00886-1202	6-Sep-18	\$1,050,000	Condo	1,186
284 Fifth Ave #7E	1-00832-0039	23-Jul-18	\$1,050,000	Coop	950
425 Park Ave S #18D	1-00885-0001	23-Aug-18	\$990,000	Coop	1,000
45 E 30th St #6B	1-00860-1016	13-Aug-18	\$985,000	Condo	840
45 E 30th St #5B	1-00860-1012	18-Sep-18	\$965,000	Condo	840
45 E 30th St #7B	1-00860-1020	25-Sep-18	\$950,000	Condo	840
66 Madison Ave #5H	1-00857-0018	1-Aug-18	\$843,000	Coop	750
330 Third Ave #7F	1-00880-0042	23-Jul-18	\$645,000	Coop	700
50 Lexington Ave #8A	1-00880-0019	6-Sep-18	\$640,000	Coop	500
159 Madison Ave #3A	1-00862-0024	20-Sep-18	\$615,000	Coop	800
159 Madison Ave #9K	1-00862-0024	28-Sep-18	\$605,000	Coop	750
159 Madison Ave #9D	1-00862-0024	13-Sep-18	\$599,000	Coop	750
159 Madison Ave #4G	1-00862-0024	18-Sep-18	\$560,000	Coop	725
139 E 33rd St #PHD	1-00889-0015	6-Sep-18	\$525,000	Coop	500
139 E 33rd St #11H	1-00889-0015	27-Jul-18	\$525,000	Coop	575
66 Madison Ave #10J	1-00857-0018	5-Sep-18	\$495,000	Coop	483
35 E 30th St #2C	1-00860-0027	20-Jul-18	\$492,500	Coop	
66 Madison Ave #7J	1-00857-0018	13-Jul-18	\$480,000	Coop	425
139 E 33rd St #2D	1-00889-0015	23-Aug-18	\$445,000	Coop	
159 Madison Ave #3I	1-00862-0024	10-Jul-18	\$430,000	Coop	500
90 Lexington Ave #3B	1-00882-1108	27-Aug-18	\$363,970	Condo	
404 Park Ave S #9C	1-00858-1133	28-Aug-18	\$266,441	Condo	1,604



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