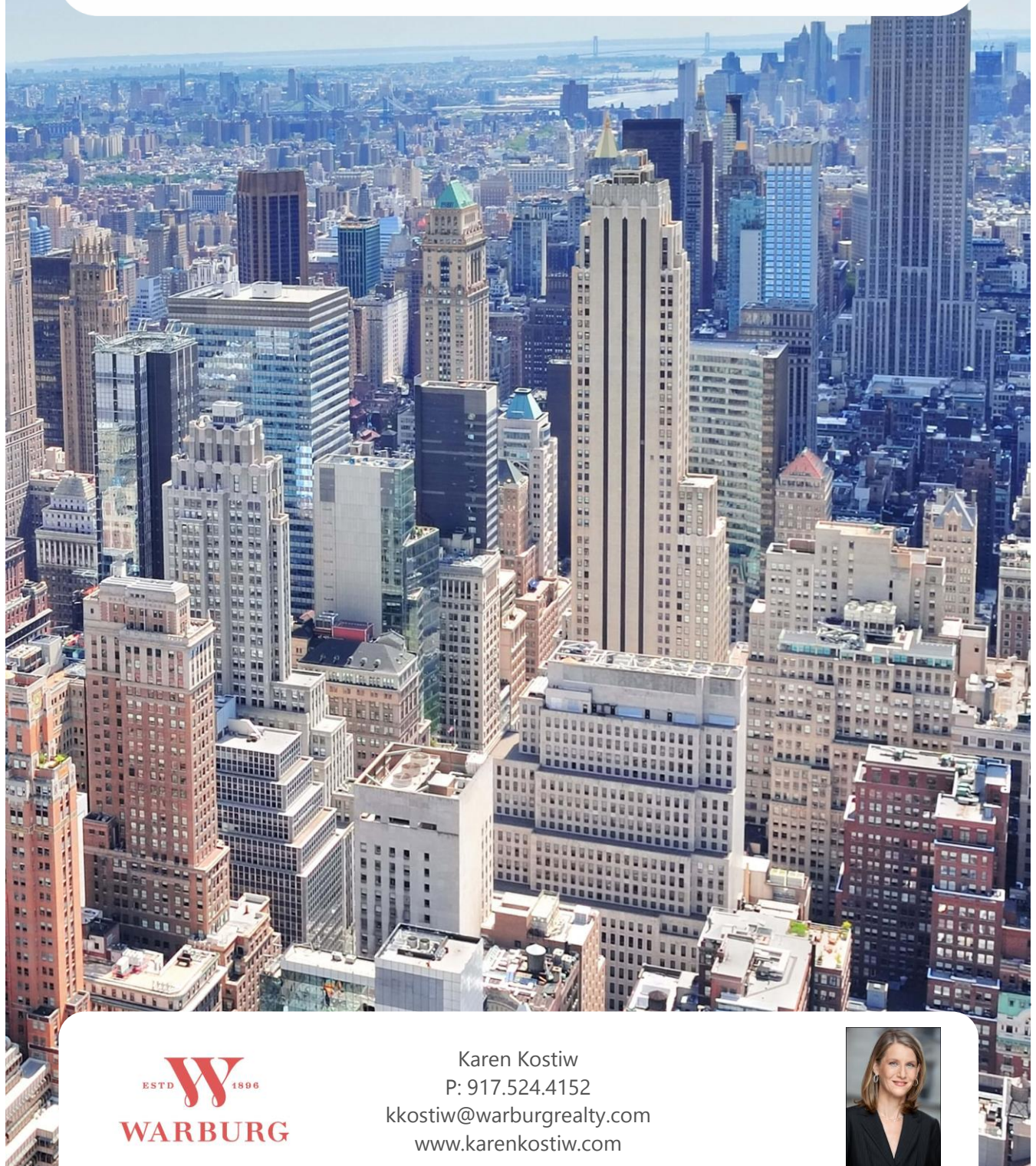


TWO BRIDGES

A quarterly analysis of residential sales
in Two Bridges, Manhattan

3rd Quarter 2018



Karen Kostiw
P: 917.524.4152
kkostiw@warburgrealty.com
www.karenkostiw.com



Residential Market Report, 3rd Quarter 2018

Two Bridges, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$630K

-21% YoY

NO. OF TRANSACTIONS

3

200% YoY

MEDIAN PRICE/SQ.FT.

\$962

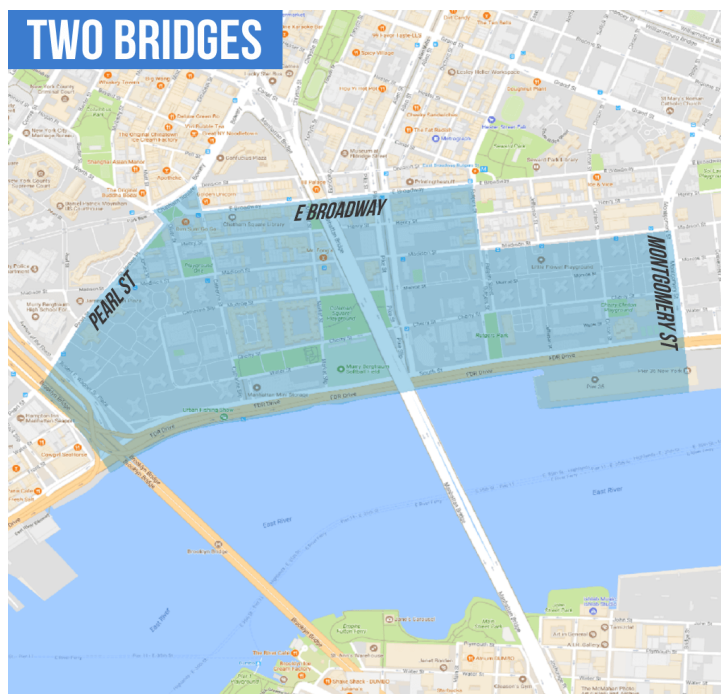
-27% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.1M

-4% YoY

NEIGHBORHOOD BOUNDARIES

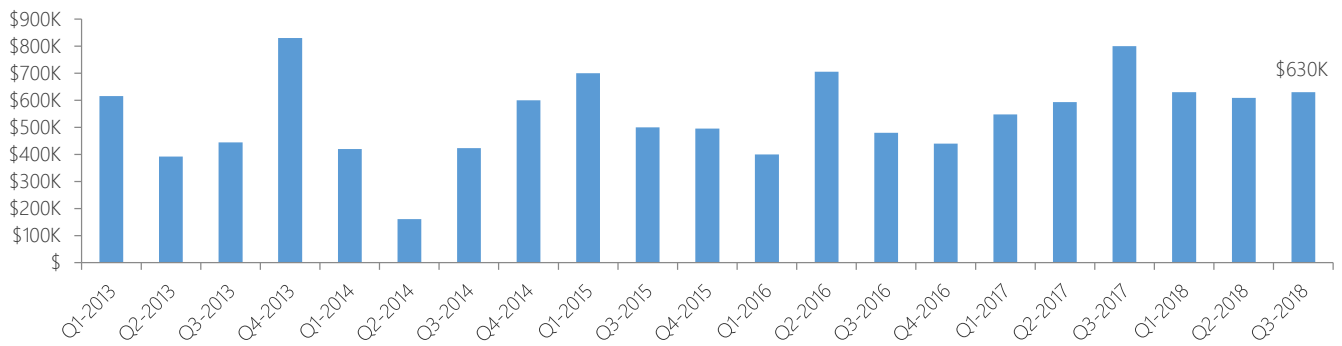


Karen Kostiw
P: 917.524.4152
kkostiw@warburgrealty.com
www.karenkostiw.com

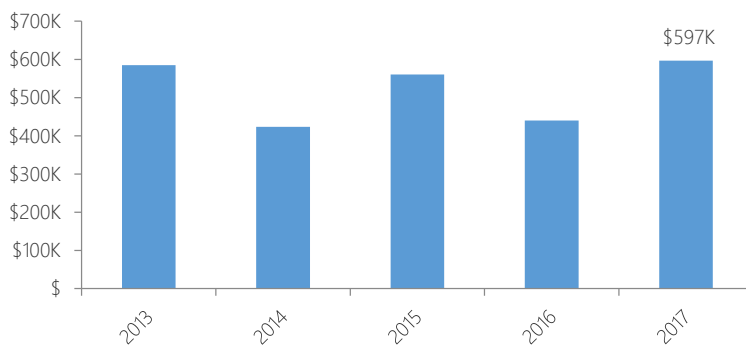


RESIDENTIAL STATS

Median Sale Price by Quarter

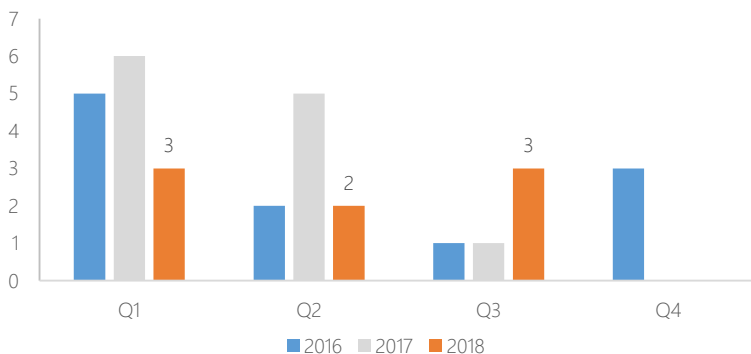


Median Sale Price by Year



Number of Transactions

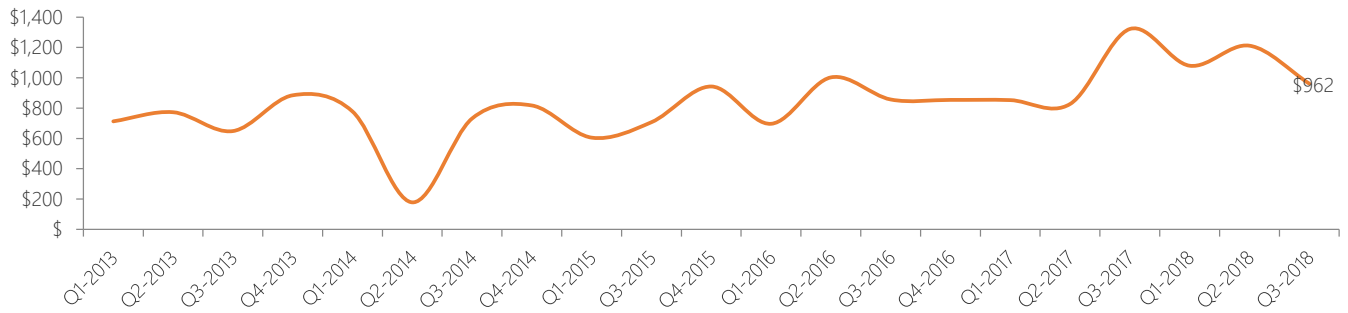
Quarter	2013	2014	2015	2016	2017	2018
Q1	4	3	3	5	6	3
Q2	2	3	0	2	5	2
Q3	2	3	3	1	1	3
Q4	3	4	1	3	0	



Karen Kostiw
P: 917.524.4152
kkostiw@warburgrealty.com
www.karenkostiw.com



Median Sale Price per Square Foot

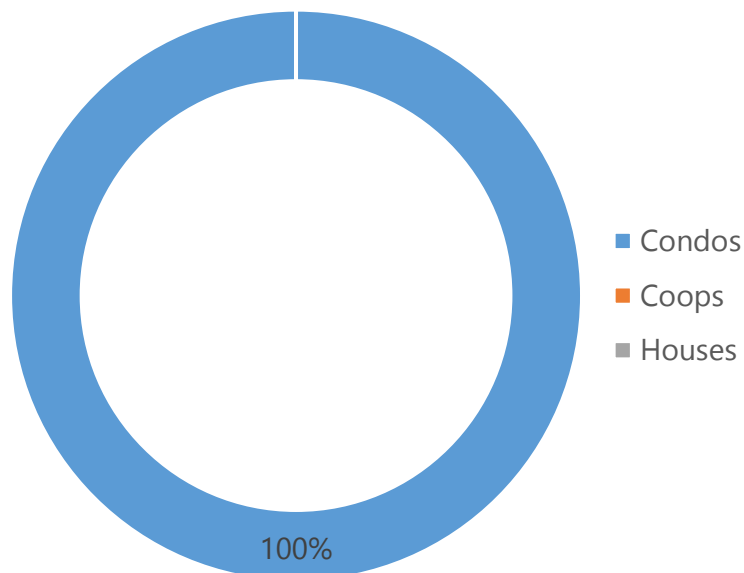


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$630,000	-21%	\$962	-27%	3
Coops	-	-	-	-	0
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
44-46 Market St #7B	1-00274-1211	19-Sep-18	\$828,000	Condo	640
31 Monroe St #10D	1-00276-1223	22-Aug-18	\$630,000	Condo	707
95 Madison St #2B	1-00277-1108	6-Sep-18	\$403,000	Condo	419



Karen Kostiw
P: 917.524.4152
kkostiw@warburgrealty.com
www.karenkostiw.com

