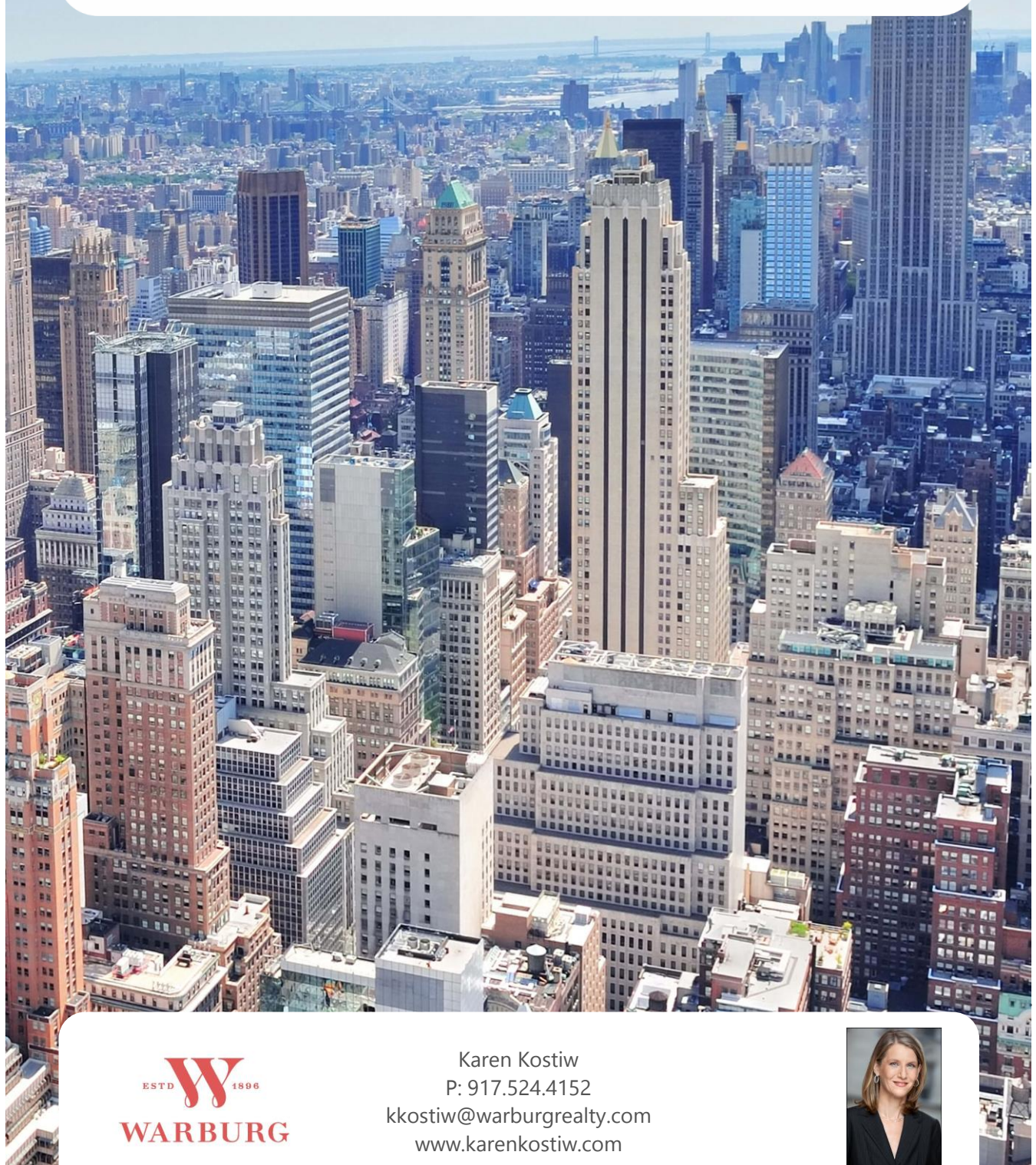


DOWNTOWN MANHATTAN

A quarterly analysis of residential sales
in Downtown Manhattan, Manhattan

4th Quarter 2018



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Residential Market Report, 4th Quarter 2018

Downtown Manhattan, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.34M

-7% YoY

NO. OF TRANSACTIONS

554

-6% YoY

MEDIAN PRICE/SQ.FT.

\$1,469

-4% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.02M

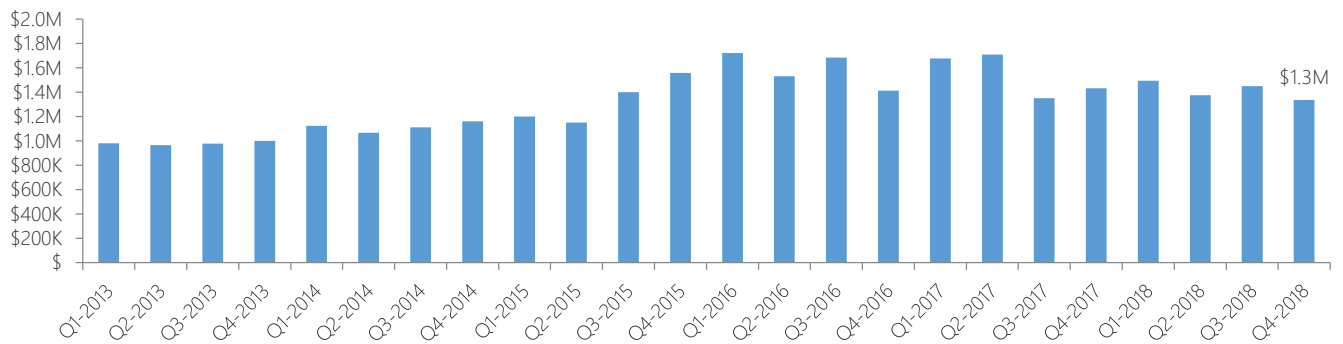
-7% YoY

NEIGHBORHOOD BOUNDARIES

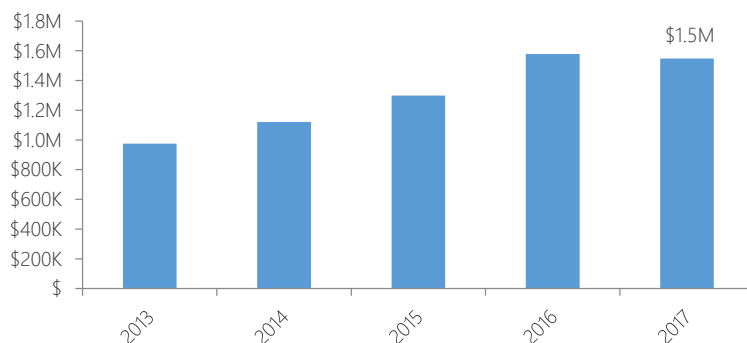


RESIDENTIAL STATS

Median Sale Price by Quarter

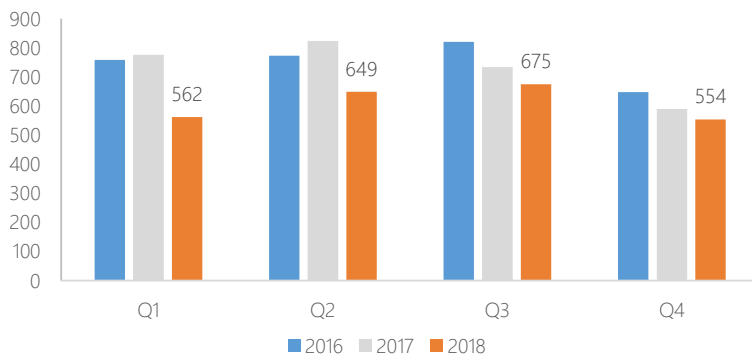


Median Sale Price by Year



Number of Transactions

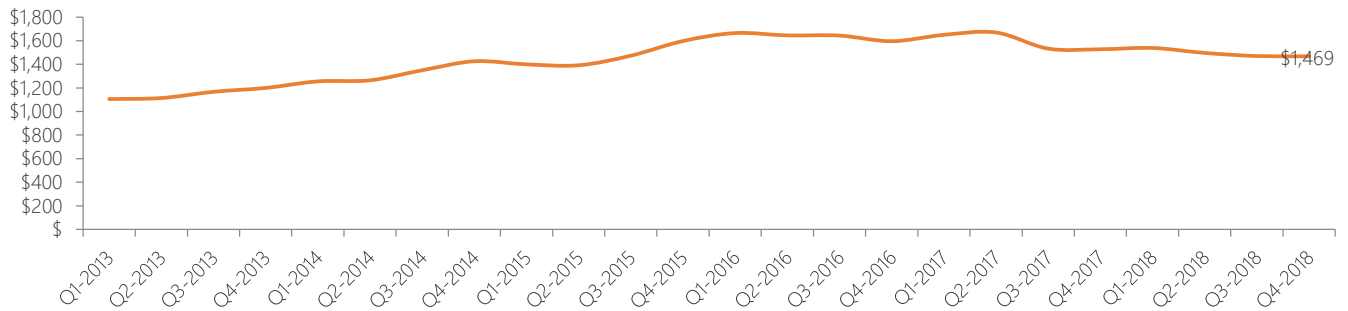
Quarter	2013	2014	2015	2016	2017	2018
Q1	601	654	570	758	776	562
Q2	909	774	686	773	823	649
Q3	978	817	842	820	734	675
Q4	751	678	660	648	590	554



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Median Sale Price per Square Foot

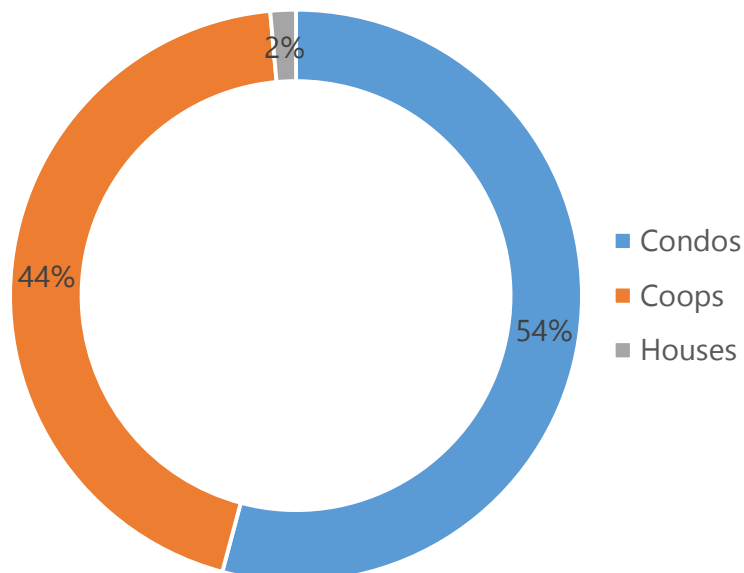


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,012,500	2%	\$1,558	-5%	300
Coops	\$851,250	-3%	\$1,286	-4%	246
Houses	\$6,547,500	-48%	\$2,234	-43%	8

Number of Sales by Building Type



TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
62 Vestry St #PHS	1-00223-1147	10-Dec-18	\$56,010,250	Condo	
62 Vestry St #PHN	1-00223-1146	20-Dec-18	\$40,735,500	Condo	
62 Vestry St #12N	1-00223-1145	23-Oct-18	\$25,462,250	Condo	
62 Vestry St #9S	1-00223-1138	14-Dec-18	\$21,412,500	Condo	
62 Vestry St #10S	1-00223-1141	2-Oct-18	\$18,805,000	Condo	
56 Leonard St #PH52B	1-00176-1140	21-Dec-18	\$15,460,849	Condo	
209 Sullivan St #THA	1-00539-1101	6-Dec-18	\$14,625,000	Condo	
111 Murray St #57W	1-00142-1948	28-Dec-18	\$14,000,938	Condo	
150 Charles St #11A	1-00636-1282	29-Nov-18	\$13,700,000	Condo	3,008
21 Astor Pl #7D	1-00545-1329	3-Oct-18	\$12,500,000	Condo	4,275
11 Beach St #9B	1-00212-1425	9-Nov-18	\$12,200,000	Condo	
62 Vestry St #5D	1-00223-1118	14-Dec-18	\$11,255,500	Condo	
30 Park Pl #68A	1-00123-1229	28-Dec-18	\$11,000,000	Condo	3,699
15 W Eleventh St #7E	1-00575-0057	12-Oct-18	\$9,995,000	Coop	
13 Harrison St #2	1-00180-1352	18-Oct-18	\$9,400,000	Condo	8,442
443 Greenwich St #PHD	1-00222-1249	15-Nov-18	\$9,218,041	Condo	
140 West St #14AB	1-00084-1069	27-Nov-18	\$9,200,000	Condo	
42-50 Wooster St #5SO	1-00475-1331	1-Nov-18	\$9,000,000	Condo	4,497
111 Murray St #40W	1-00142-1912	14-Dec-18	\$8,700,000	Condo	
30 Park Pl #63A	1-00123-1213	30-Nov-18	\$8,454,563	Condo	2,803
246 W Twelfth St	1-00615-0024	10-Oct-18	\$8,450,000	House	4,104
11 Beach St #9A	1-00212-1424	16-Nov-18	\$8,425,000	Condo	
443 Greenwich St #4E	1-00222-1229	4-Oct-18	\$8,337,792	Condo	4,526
111 Murray St #30W	1-00142-1888	30-Oct-18	\$8,247,825	Condo	
275 W Tenth St #2B	1-00631-1208	26-Oct-18	\$8,200,000	Condo	2,861
275 W Tenth St #3C	1-00631-1214	16-Nov-18	\$8,150,000	Condo	
111 Murray St #25W	1-00142-1873	7-Nov-18	\$8,069,631	Condo	
111 Murray St #36W	1-00142-1900	11-Dec-18	\$8,069,631	Condo	
111 Murray St #29W	1-00142-1885	30-Oct-18	\$8,069,631	Condo	
30 Park Pl #69B	1-00123-1233	12-Dec-18	\$8,000,000	Condo	2,631
111 Murray St #42W	1-00142-1918	19-Dec-18	\$7,738,700	Condo	
48 Bond St #5A	1-00530-0044	23-Oct-18	\$7,500,000	Coop	
7 Hubert St #7C	1-00214-1224	14-Nov-18	\$7,450,000	Condo	2,542
111 Murray St #39W	1-00142-1909	29-Nov-18	\$7,431,189	Condo	
11 Beach St #4A	1-00212-1409	27-Nov-18	\$7,331,400	Condo	
234 W Tenth St	1-00619-0018	20-Nov-18	\$7,225,000	House	3,000
70 Charlton St #S8	1-00580-0011	15-Oct-18	\$7,208,119	Coop	
429-435 Greenwich St #7C	1-00219-1025	8-Nov-18	\$7,200,000	Condo	2,667
92 Laight St #8A	1-00218-1124	7-Nov-18	\$7,175,000	Condo	2,666
56 Leonard St #35BW	1-00176-1102	16-Nov-18	\$7,150,000	Condo	
2 Park Pl #44A	1-00123-1025	22-Oct-18	\$7,142,600	Condo	2,425
51 Horatio St	1-00627-0020	29-Nov-18	\$7,030,000	House	2,710
39 Barrow St	1-00587-0055	15-Nov-18	\$6,995,000	House	2,256
140 West St #30B	1-00084-1167	1-Oct-18	\$6,951,348	Condo	2,876
62 Vestry St #5C	1-00223-1117	29-Nov-18	\$6,869,032	Condo	
111 Murray St #35W	1-00142-1897	14-Nov-18	\$6,771,363	Condo	
56 Leonard St #33BW	1-00176-1094	2-Oct-18	\$6,720,000	Condo	2,177
62 Beach St #3A	1-00188-1109	15-Nov-18	\$6,700,000	Condo	3,759
62 Beach St #3B	1-00188-1109	15-Nov-18	\$6,700,000	Condo	3,759
111 Murray St #34W	1-00142-1894	12-Nov-18	\$6,694,994	Condo	



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Address	BBL	Sale date	Sale price	Property type	Sqft
443 Greenwich St #1D	1-00222-1204	28-Nov-18	\$6,621,680	Condo	
37 Warren St #PHA	1-00133-2018	26-Nov-18	\$6,600,000	Condo	2,899
149 Franklin St #3	1-00179-0061	20-Dec-18	\$6,500,000	Coop	
311 W Broadway #PHA	1-00228-1268	17-Dec-18	\$6,350,000	Condo	2,607
275 W Tenth St #MC	1-00631-1206	7-Dec-18	\$6,307,031	Condo	
30 Park Pl #63B	1-00123-1214	7-Dec-18	\$6,300,000	Condo	2,213
1 Leroy St #5C	1-00586-1005	18-Dec-18	\$6,300,000	Condo	2,732
152 Franklin St #6RES	1-00189-1405	1-Nov-18	\$6,260,000	Condo	3,510
56 Leonard St #23BW	1-00176-1054	19-Dec-18	\$6,250,000	Condo	
479-489 Greenwich St #5B	1-00594-1011	28-Dec-18	\$6,125,000	Condo	3,284
526 E Fifth St	1-00400-0019	3-Dec-18	\$6,100,000	House	5,200
1 Park Pl #34B	1-00123-1010	8-Nov-18	\$6,100,000	Condo	2,548
1 Morton Sq #5CE	1-00602-1093	6-Nov-18	\$6,100,000	Condo	1,581
169 Hudson St #4S	1-00219-1308	15-Oct-18	\$5,950,000	Condo	3,584
345 W 13th St #4F	1-00629-1233	27-Dec-18	\$5,875,000	Condo	2,888
14-16 Wooster St #4	1-00229-0013	27-Nov-18	\$5,800,000	Coop	
443 Greenwich St #2F	1-00222-1214	4-Oct-18	\$5,759,659	Condo	3,126
150 Charles St #3GS	1-00636-1236	13-Dec-18	\$5,750,000	Condo	2,540
10 Bond St #TOWNH	1-00530-0062	28-Dec-18	\$5,725,000	Coop	
175 W Tenth St #4	1-00611-1005	16-Nov-18	\$5,634,000	Condo	
407 Greenwich St #5C	1-00214-1313	19-Nov-18	\$5,550,188	Condo	
78 Laight St #4A	1-00218-1205	11-Dec-18	\$5,500,000	Condo	2,994
10 Bleecker St #4A	1-00521-0071	17-Dec-18	\$5,430,000	Coop	
101 Wooster St #2F	1-00501-0028	27-Nov-18	\$5,362,500	Coop	
1-2 River Ter #14H	1-00016-3756	13-Nov-18	\$5,350,000	Condo	2,613
111 Murray St #43B	1-00142-1920	21-Dec-18	\$5,300,000	Condo	
34 N Moore St	1-00189-0025	1-Nov-18	\$5,295,000	Coop	28,500
111 Murray St #41B	1-00142-1914	27-Dec-18	\$5,150,000	Condo	
416 Washington St #5G	1-00218-1160	29-Oct-18	\$5,000,000	Condo	2,421
111 Murray St #36B	1-00142-1899	15-Nov-18	\$4,950,000	Condo	
111 Murray St #34B	1-00142-1893	30-Oct-18	\$4,938,513	Condo	
111 Murray St #33B	1-00142-1890	8-Nov-18	\$4,887,600	Condo	
688 Broadway #5A	1-00531-1408	19-Oct-18	\$4,811,231	Condo	
56 Leonard St #23AW	1-00176-1057	4-Oct-18	\$4,725,000	Condo	1,691
55 White St #PHA	1-00175-1218	3-Dec-18	\$4,700,000	Condo	2,220
140 West St #11R	1-00084-1033	26-Oct-18	\$4,700,000	Condo	2,090
1 Centre Market Pl	1-00471-0001	3-Dec-18	\$4,607,000	House	3,700
28 E Tenth St #10H	1-00561-1187	1-Nov-18	\$4,500,000	Condo	2,004
22 Mercer St #4D	1-00231-1013	26-Dec-18	\$4,500,000	Condo	2,506
430 Greenwich St #4	1-00218-0009	24-Oct-18	\$4,413,000	Coop	3,000
37 Warren St #5A	1-00133-2009	1-Nov-18	\$4,395,000	Condo	2,366
70 E Tenth St #15EF	1-00555-0001	16-Oct-18	\$4,385,000	Coop	
2 Cornelia St #1003	1-00589-1021	6-Nov-18	\$4,350,000	Condo	1,135
101 Warren St #7B	1-00142-1519	26-Oct-18	\$4,345,000	Condo	2,184
111 Murray St #26B	1-00142-1875	24-Oct-18	\$4,276,650	Condo	
840 Broadway #3	1-00564-0041	19-Dec-18	\$4,200,000	Coop	
284 Lafayette St #5B	1-00510-0006	14-Dec-18	\$4,200,000	Coop	2,500
302 W Twelfth St #11E	1-00624-1182	11-Dec-18	\$4,200,000	Condo	1,301
1-2 River Ter #19D	1-00016-3792	9-Oct-18	\$4,175,000	Condo	1,982
100 Barrow St #9A	1-00605-0001	30-Oct-18	\$4,100,000	Coop	1,788



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