

FINANCIAL DISTRICT

A quarterly analysis of residential sales
in Financial District, Manhattan

4th Quarter 2018



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Residential Market Report, 4th Quarter 2018

Financial District, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.03M

-3% YoY

NO. OF TRANSACTIONS

86

-17% YoY

MEDIAN PRICE/SQ.FT.

\$1,271

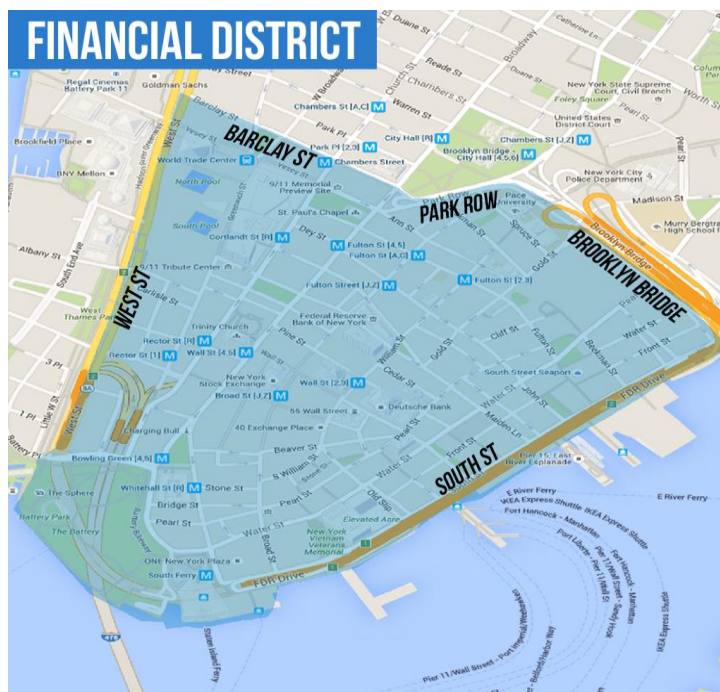
-1% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.02M

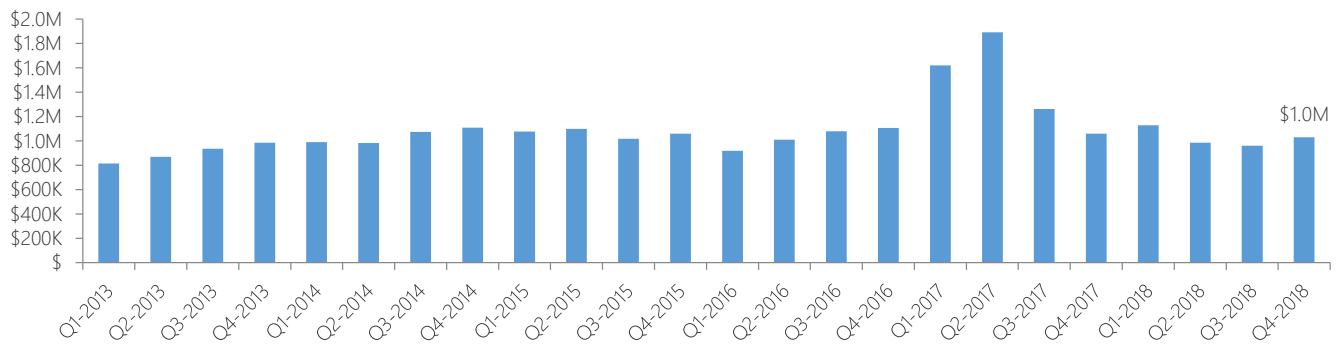
-7% YoY

NEIGHBORHOOD BOUNDARIES

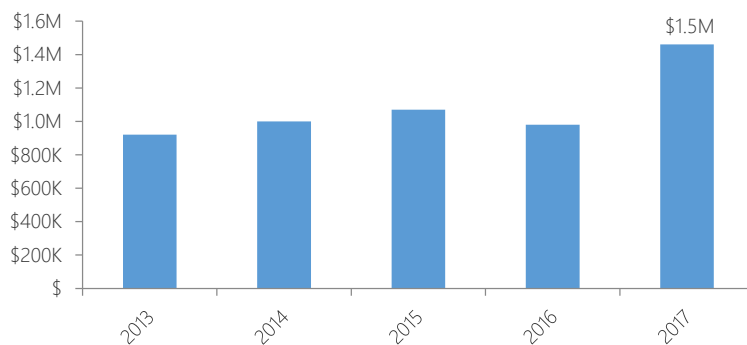


RESIDENTIAL STATS

Median Sale Price by Quarter

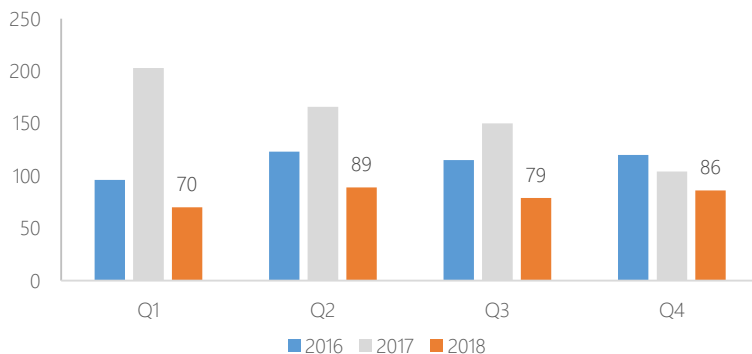


Median Sale Price by Year



Number of Transactions

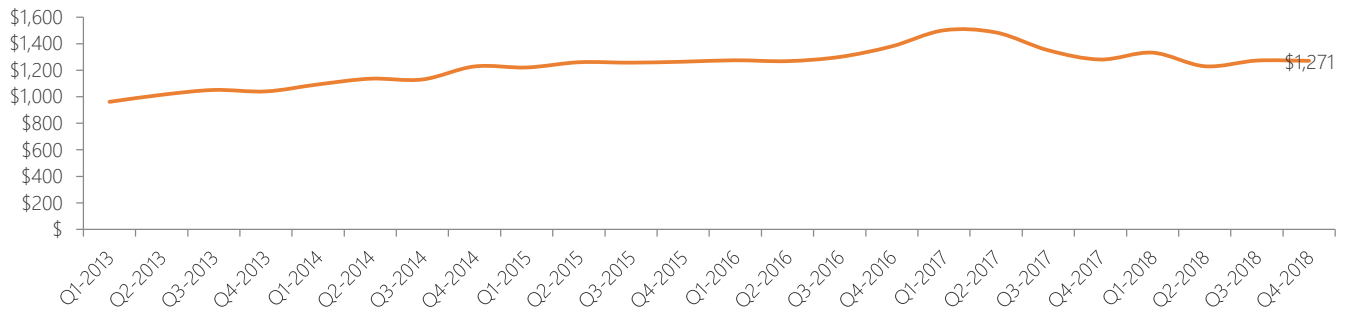
Quarter	2013	2014	2015	2016	2017	2018
Q1	80	119	87	96	203	70
Q2	147	148	120	123	166	89
Q3	165	131	120	115	150	79
Q4	118	116	92	120	104	86



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Median Sale Price per Square Foot

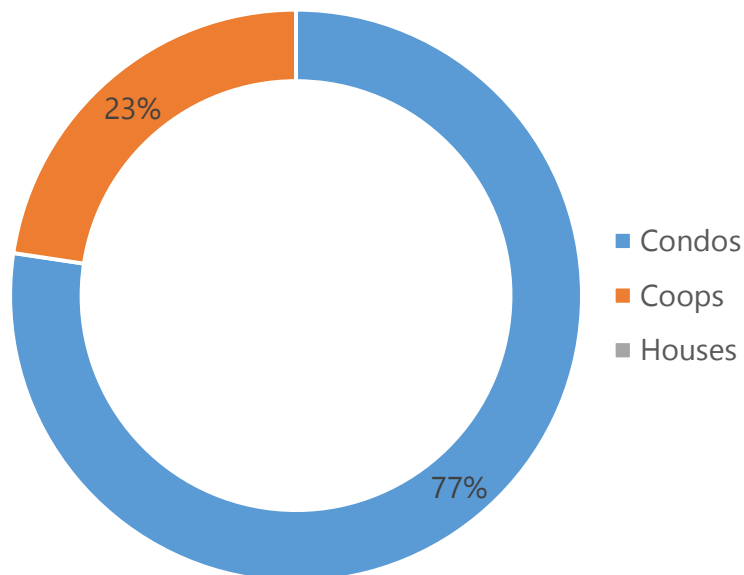


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,140,000	-1%	\$1,304	-1%	65
Coops	\$735,000	1%	\$893	-11%	19
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
140 West St #14AB	1-00084-1069	27-Nov-18	\$9,200,000	Condo	
140 West St #30B	1-00084-1167	1-Oct-18	\$6,951,348	Condo	2,876
140 West St #11R	1-00084-1033	26-Oct-18	\$4,700,000	Condo	2,090
140 West St #13K	1-00084-1061	16-Oct-18	\$3,835,000	Condo	2,248
140 West St #16G	1-00084-1099	21-Dec-18	\$3,800,000	Condo	
115 Nassau St #47B	1-00090-1263	5-Oct-18	\$3,563,875	Condo	
101 Wall St #23A	1-00033-1052	3-Oct-18	\$2,775,000	Condo	1,795
115 Nassau St #37A	1-00090-1243	23-Oct-18	\$2,771,175	Condo	1,393
15 Broad St #3710	1-00026-1336	20-Dec-18	\$2,500,000	Condo	1,961
15 William St #45L	1-00025-1710	20-Dec-18	\$2,350,000	Condo	1,592
75 Wall St #36M	1-00031-1310	9-Oct-18	\$2,327,500	Condo	1,870
75 Wall St #36N	1-00031-1310	9-Oct-18	\$2,327,500	Condo	1,870
55 Liberty St	1-00064-0008	12-Dec-18	\$2,295,000	Coop	2,800
15 Broad St #2320	1-00026-1200	18-Dec-18	\$2,150,000	Condo	1,772
130 Fulton St #11A	1-00079-1217	7-Dec-18	\$1,900,000	Condo	1,900
15 Broad St #1824	1-00026-1127	19-Nov-18	\$1,875,000	Condo	1,509
18-20 Pine St #2209	1-00044-1313	11-Oct-18	\$1,830,000	Condo	1,444
36-38 Park Row #4E	1-00101-0001	20-Nov-18	\$1,810,000	Coop	1,600
15 William St #39I	1-00025-1667	22-Oct-18	\$1,735,000	Condo	1,273
15 William St #40I	1-00025-1675	4-Oct-18	\$1,700,000	Condo	1,273
150 Nassau St #14B	1-00100-1100	13-Dec-18	\$1,700,000	Condo	2,365
99 John St #1021	1-00076-1331	27-Dec-18	\$1,675,000	Condo	1,264
55 Wall St #722	1-00027-1058	17-Dec-18	\$1,609,135	Condo	856
3 Hanover Sq #4GH	1-00028-0001	19-Oct-18	\$1,601,942	Coop	
15 William St #44K	1-00025-1702	2-Oct-18	\$1,515,000	Condo	1,062
75 Wall St #35P	1-00031-1300	28-Nov-18	\$1,479,008	Condo	927
40 Broad St #PH4G	1-00024-1165	14-Dec-18	\$1,425,000	Condo	1,105
264 Water St #2A	1-00106-1304	19-Oct-18	\$1,400,000	Condo	1,317
75 Wall St #36K	1-00031-1309	28-Nov-18	\$1,381,818	Condo	874
111 Fulton St #708	1-00091-1308	6-Dec-18	\$1,350,000	Condo	1,243
176 Broadway #12C	1-00065-0017	4-Oct-18	\$1,350,000	Coop	1,600
75 Wall St #33F	1-00031-1262	21-Dec-18	\$1,318,431	Condo	978
99 John St #PH2	1-00076-1537	9-Nov-18	\$1,300,000	Condo	1,034
15 William St #29F	1-00025-1585	23-Oct-18	\$1,175,000	Condo	812
80 John St #2G	1-00068-1010	27-Dec-18	\$1,140,000	Condo	1,000
15 William St #27B	1-00025-1565	2-Oct-18	\$1,140,000	Condo	791
99 John St #2205	1-00076-1495	18-Oct-18	\$1,120,000	Condo	705
80 Gold St #18C	1-00094-0001	6-Dec-18	\$1,100,000	Coop	
80 Gold St #26L	1-00094-0001	1-Oct-18	\$1,100,000	Coop	900
15 William St #38B	1-00025-1653	14-Nov-18	\$1,050,000	Condo	791
71-73 Nassau St #7C	1-00079-1129	27-Dec-18	\$1,030,000	Condo	892
80 Gold St #12L	1-00094-0001	23-Oct-18	\$998,000	Coop	
80 Gold St #24L	1-00094-0001	30-Nov-18	\$970,000	Coop	
40 Broad St #11A	1-00024-1007	20-Dec-18	\$962,000	Condo	908
40 Broad St #14B	1-00024-1024	19-Dec-18	\$950,000	Condo	842
18-20 Pine St #2408	1-00044-1342	1-Oct-18	\$942,500	Condo	927
18-20 Pine St #2407	1-00044-1341	14-Dec-18	\$935,000	Condo	926
55 Wall St #552	1-00027-1016	9-Nov-18	\$903,000	Condo	1,165
18-20 Pine St #2403	1-00044-1337	11-Oct-18	\$900,000	Condo	820
88 Greenwich St #1007	1-00018-1208	11-Oct-18	\$875,000	Condo	732



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Address	BBL	Sale date	Sale price	Property type	Sqft
99 John St #1209	1-00076-1370	12-Oct-18	\$875,000	Condo	659
21-23 S William St #6E	1-00029-1226	31-Dec-18	\$835,000	Condo	640
75 Wall St #25E	1-00031-1117	25-Oct-18	\$799,000	Condo	669
120 Greenwich St #12D	1-00053-1097	12-Dec-18	\$798,000	Condo	612
111 Fulton St #621	1-00091-1297	17-Dec-18	\$775,000	Condo	580
80 Gold St #20J	1-00094-0001	25-Oct-18	\$775,000	Coop	
18-20 Pine St #1503	1-00044-1187	28-Dec-18	\$770,000	Condo	656
20 West St #39A	1-00015-1343	25-Oct-18	\$765,000	Condo	500
120 Greenwich St #5H	1-00053-1038	15-Nov-18	\$740,000	Condo	541
80 Gold St #23M	1-00094-0001	30-Nov-18	\$735,000	Coop	
80 Gold St #6J	1-00094-0001	18-Oct-18	\$730,000	Coop	
164-168 Pearl St #10G	1-00039-1101	16-Nov-18	\$728,000	Condo	782
80 Gold St #27B	1-00094-0001	29-Oct-18	\$725,000	Coop	
20 Pine St #1109	1-00044-1136	20-Dec-18	\$715,000	Condo	662
75 Wall St #32J	1-00031-1248	9-Oct-18	\$709,925	Condo	445
75 Wall St #29J	1-00031-1194	9-Oct-18	\$684,570	Condo	445
75 Wall St #29L	1-00031-1196	9-Oct-18	\$684,570	Condo	441
75 Wall St #28L	1-00031-1178	9-Oct-18	\$676,118	Condo	441
80 Gold St #12H	1-00094-0001	30-Oct-18	\$675,000	Coop	
20 West St #28F	1-00015-1264	11-Dec-18	\$675,000	Condo	633
80 Gold St #6N	1-00094-0001	18-Oct-18	\$665,000	Coop	
80 Gold St #17F	1-00094-0001	17-Dec-18	\$650,000	Coop	
80 Gold St #4J	1-00094-0001	5-Oct-18	\$650,000	Coop	
55 Wall St #713	1-00027-1053	2-Oct-18	\$650,000	Condo	658
80 Gold St #5L	1-00094-0001	30-Nov-18	\$626,000	Coop	
3 Hanover Sq #15E	1-00028-0001	26-Nov-18	\$625,000	Coop	700
88 Greenwich St #301	1-00018-1002	11-Oct-18	\$610,000	Condo	656
59 John St #3G	1-00078-1615	4-Dec-18	\$560,000	Condo	507
20 West St #PHF	1-00015-1384	21-Dec-18	\$510,000	Condo	368
80 Gold St #5A	1-00094-0001	18-Dec-18	\$500,000	Coop	
82 Beaver St #803	1-00028-1059	17-Dec-18	\$495,000	Condo	366



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