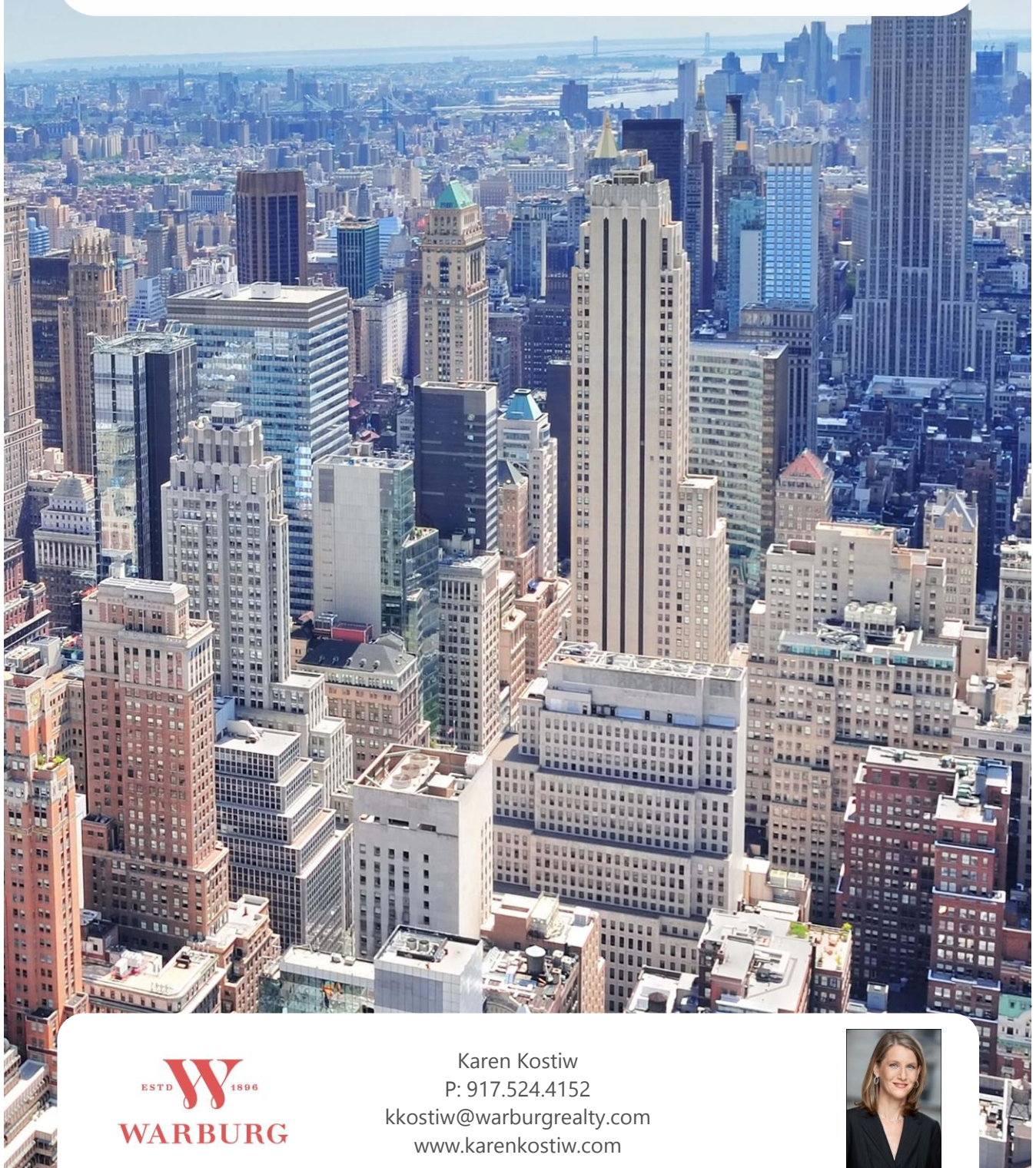


GARMENT DISTRICT

A quarterly analysis of residential sales
in Garment District, Manhattan

4th Quarter 2018



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Residential Market Report, 4th Quarter 2018

Garment District, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$3.2M

68% YoY

NO. OF TRANSACTIONS

7

-13% YoY

MEDIAN PRICE/SQ.FT.

\$2,220

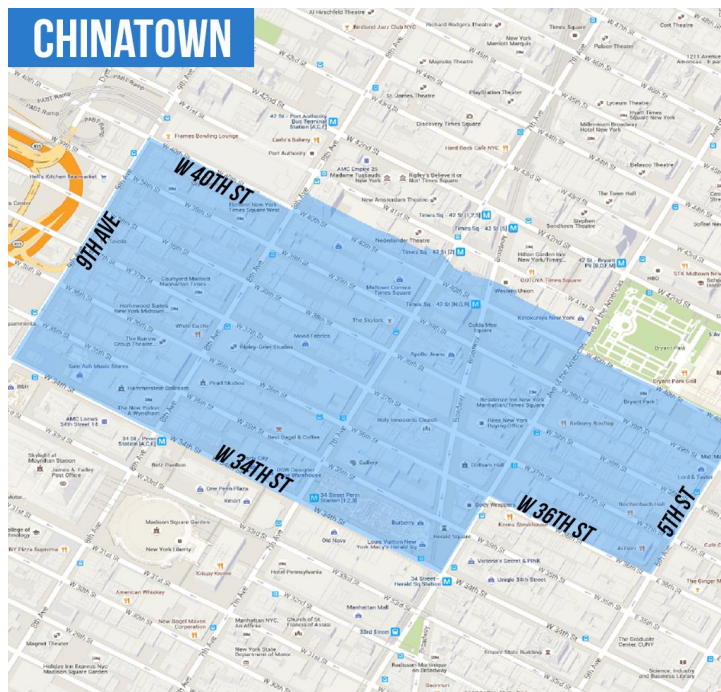
43% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.02M

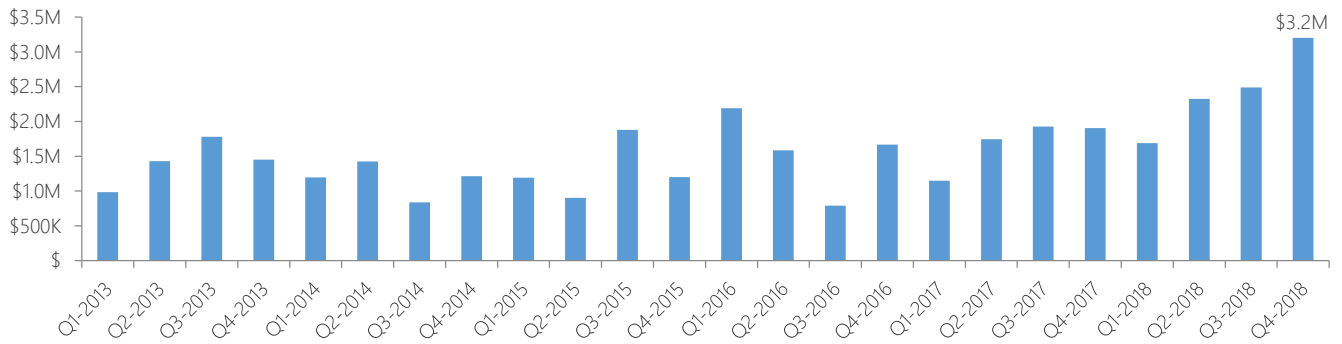
-7% YoY

NEIGHBORHOOD BOUNDARIES

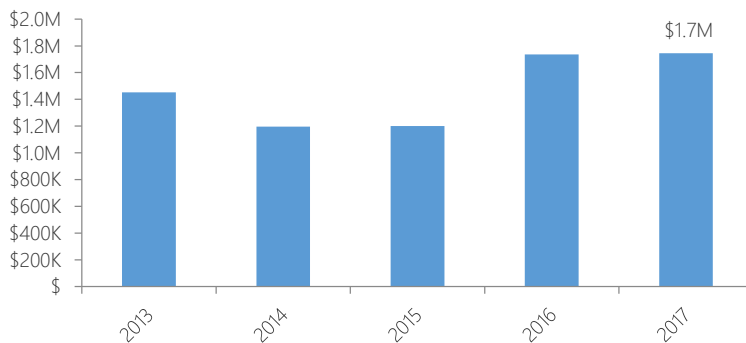


RESIDENTIAL STATS

Median Sale Price by Quarter

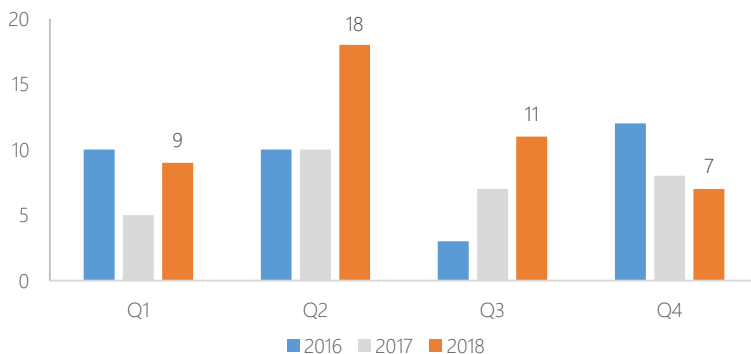


Median Sale Price by Year



Number of Transactions

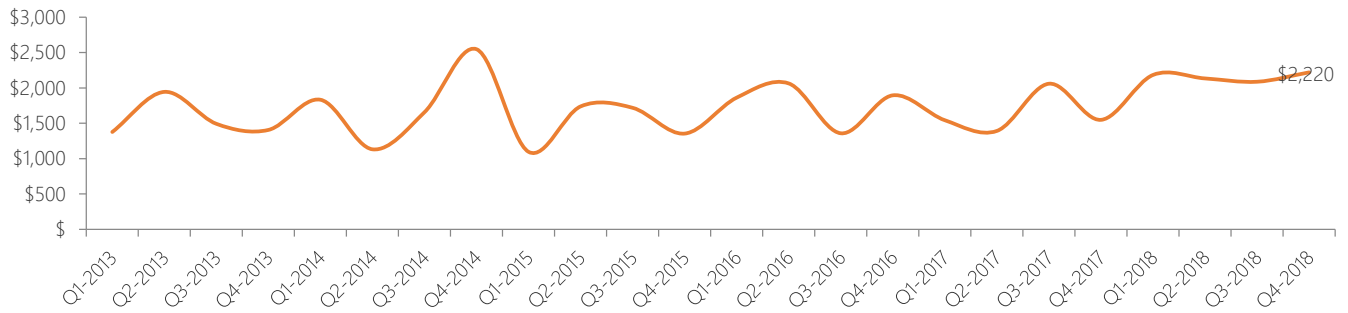
Quarter	2013	2014	2015	2016	2017	2018
Q1	14	9	8	10	5	9
Q2	17	10	3	10	10	18
Q3	18	11	9	3	7	11
Q4	11	21	9	12	8	7



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Median Sale Price per Square Foot

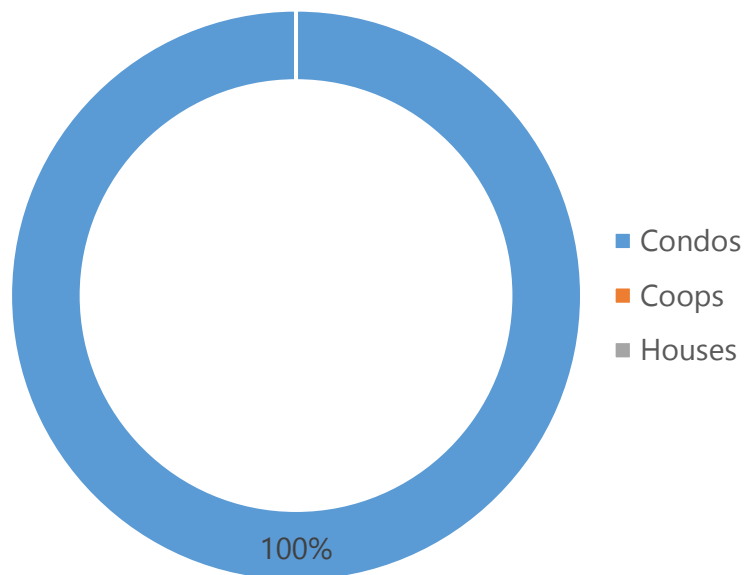


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$3,200,000	68%	\$2,220	26%	7
Coops	-	-	-	-	0
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
16 W 40th St #24C	1-00841-1039	14-Dec-18	\$3,565,000	Condo	
16 W 40th St #21C	1-00841-1027	22-Oct-18	\$3,324,586	Condo	1,329
16 W 40th St #20C	1-00841-1023	15-Nov-18	\$3,258,400	Condo	1,329
400 Fifth Ave #48G	1-00838-1134	28-Nov-18	\$3,200,000	Condo	1,609
16 W 40th St #19C	1-00841-1019	4-Dec-18	\$3,075,000	Condo	
16 W 40th St #24B	1-00841-1038	27-Dec-18	\$2,893,000	Condo	
502 Ninth Ave #7C	1-00762-1126	12-Oct-18	\$1,090,000	Condo	859



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