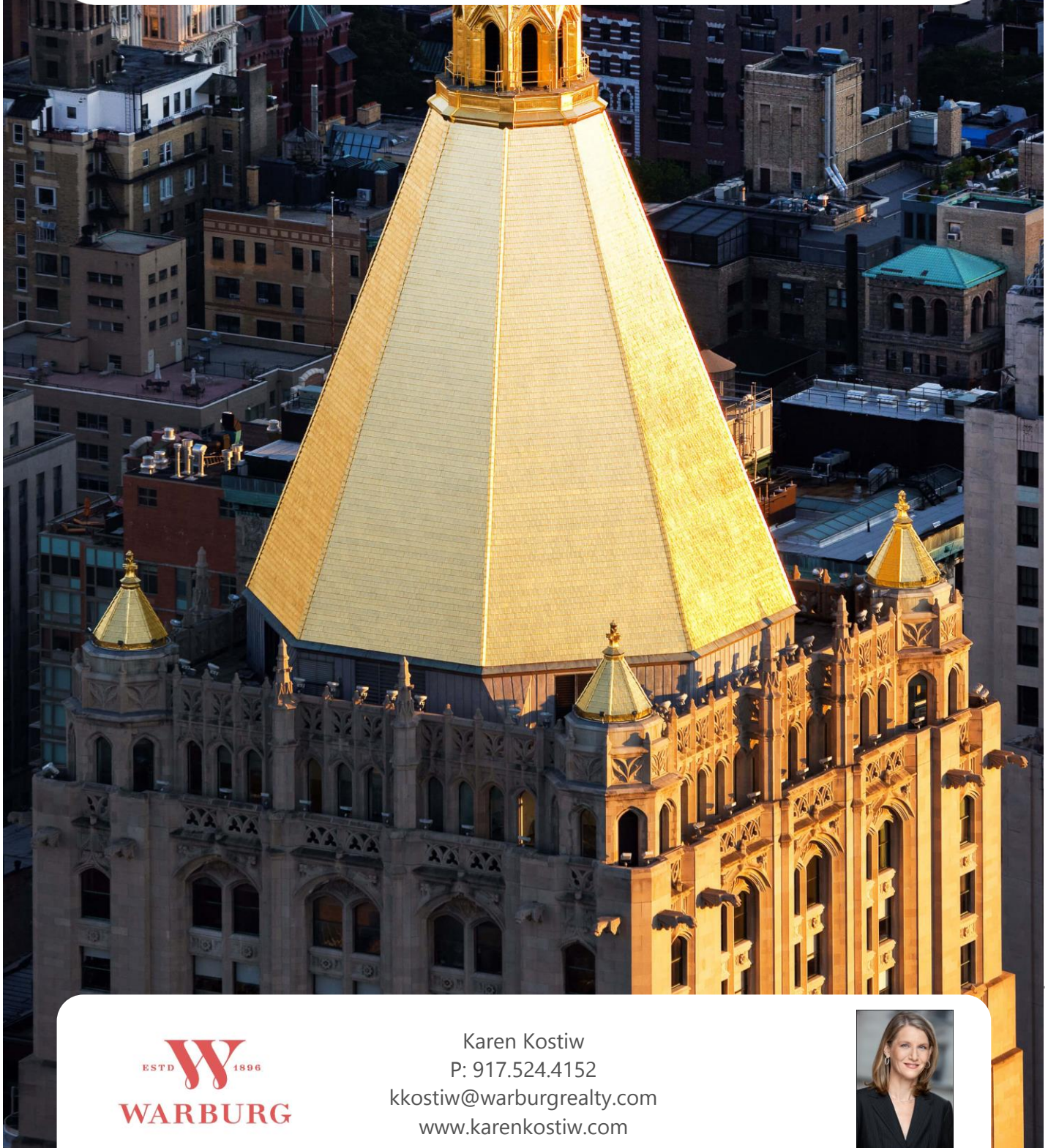


# NOMAD

A quarterly analysis of residential sales  
in NoMad, Manhattan

4th Quarter 2018



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# Residential Market Report, 4th Quarter 2018

## NoMad, Manhattan

### SUMMARY

MEDIAN SALE PRICE

**\$1.26M**

-36% YoY

NO. OF TRANSACTIONS

**32**

-27% YoY

MEDIAN PRICE/SQ.FT.

**\$1,538**

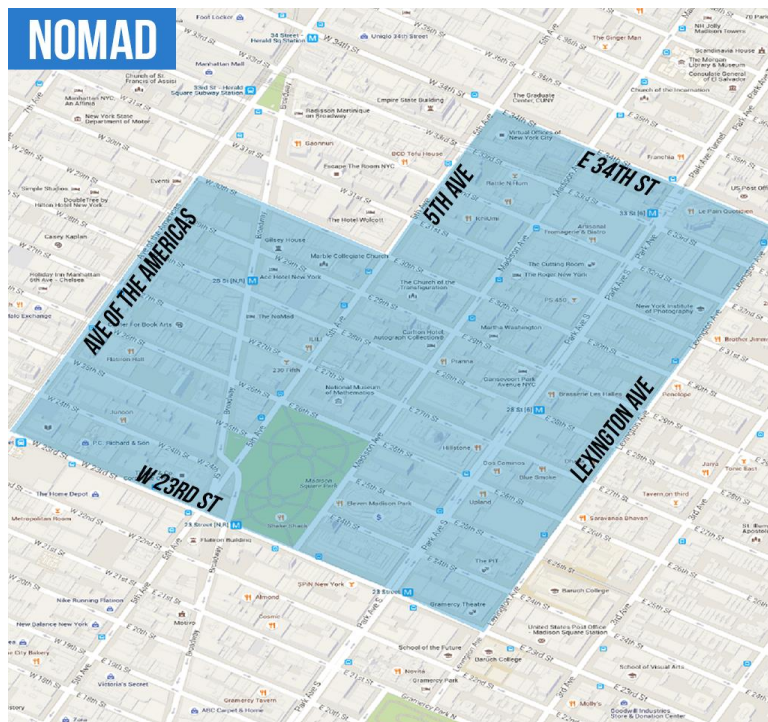
-9% YoY

MANHATTAN  
MEDIAN SALE PRICE

**\$1.02M**

-7% YoY

### NEIGHBORHOOD BOUNDARIES

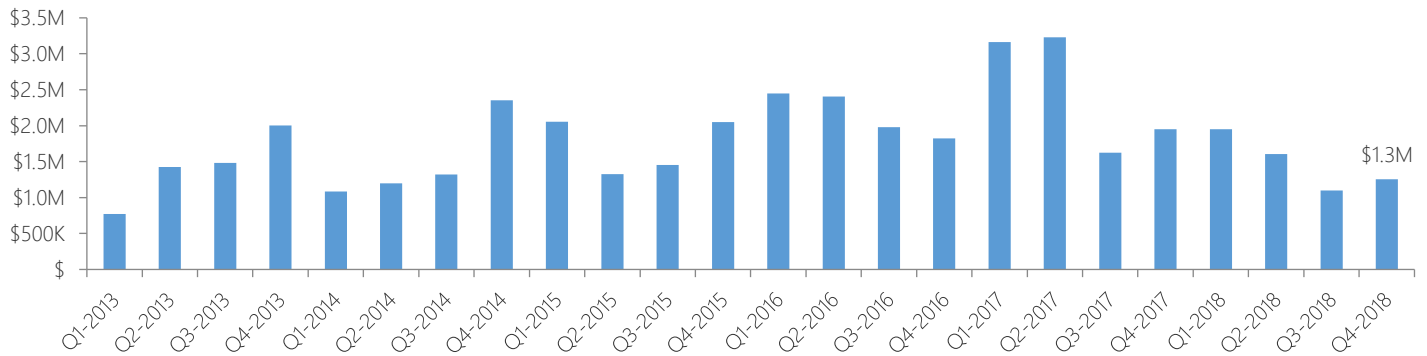


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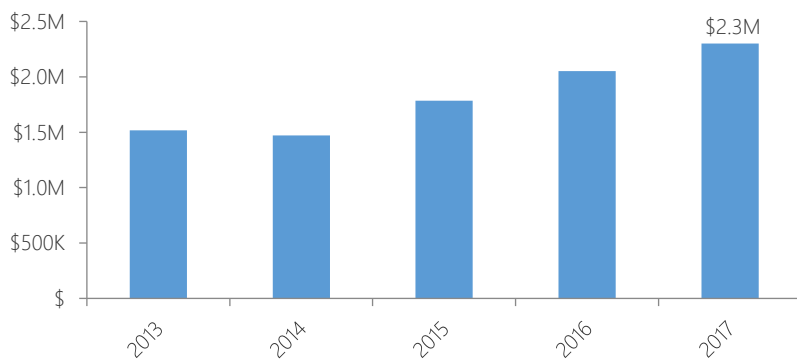


## RESIDENTIAL STATS

### Median Sale Price by Quarter

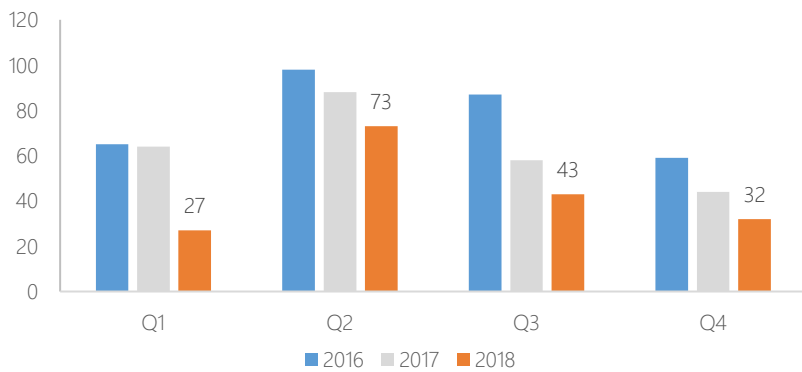


### Median Sale Price by Year



### Number of Transactions

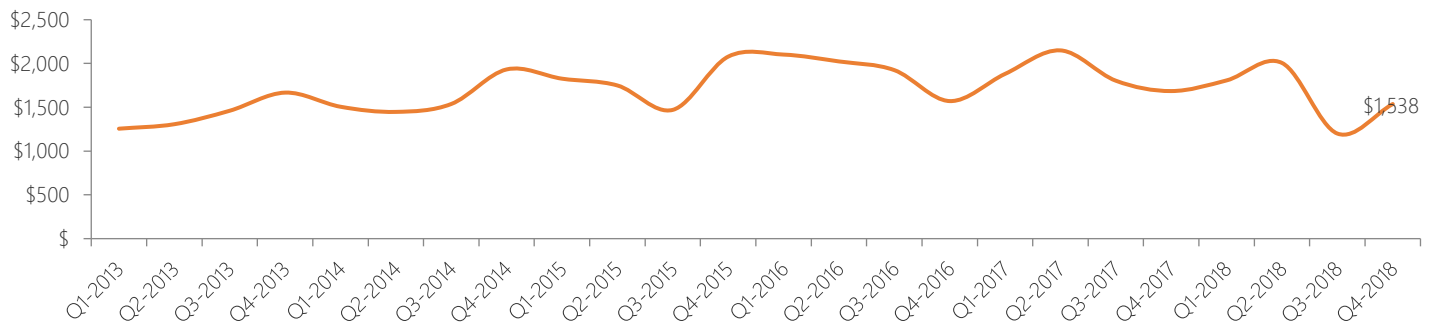
| Quarter | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 |
|---------|------|------|------|------|------|------|
| Q1      | 37   | 42   | 48   | 65   | 64   | 27   |
| Q2      | 49   | 51   | 54   | 98   | 88   | 73   |
| Q3      | 84   | 46   | 44   | 87   | 58   | 43   |
| Q4      | 82   | 68   | 84   | 59   | 44   | 32   |



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## Median Sale Price per Square Foot

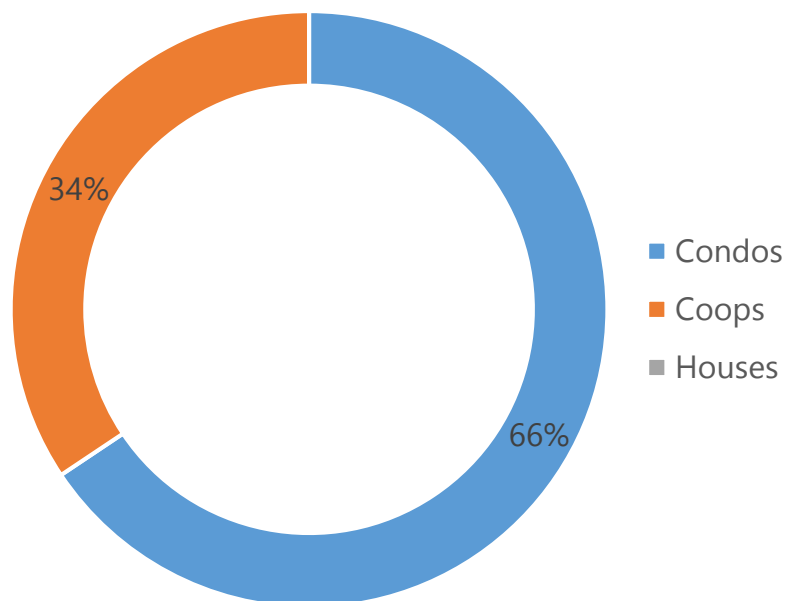


## RESIDENTIAL SALES BREAKDOWN

### Type of Residential Properties Sold

| Property Type | Median sale price | Y-o-Y | Median sale price/sqft | Y-o-Y | Transactions |
|---------------|-------------------|-------|------------------------|-------|--------------|
| Condos        | \$1,735,294       | -36%  | \$1,726                | -11%  | 21           |
| Coops         | \$864,000         | -21%  | \$769                  | -35%  | 11           |
| Houses        | -                 | -     | -                      | -     | 0            |

### Number of Sales by Building Type



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## LIST OF TRANSACTIONS

| Address              | BBL          | Sale date | Sale price  | Property type | Sqft  |
|----------------------|--------------|-----------|-------------|---------------|-------|
| 225 Fifth Ave #8K    | 1-00856-1214 | 16-Oct-18 | \$4,200,000 | Condo         | 1,539 |
| 225 Fifth Ave #7K    | 1-00856-1197 | 6-Nov-18  | \$3,775,000 | Condo         | 1,539 |
| 212 Fifth Ave #12C   | 1-00827-1031 | 31-Dec-18 | \$3,750,000 | Condo         |       |
| 1107 Broadway #5C    | 1-00826-1027 | 25-Oct-18 | \$3,450,000 | Condo         | 1,433 |
| 50 W 30th St #14A    | 1-00831-1137 | 13-Nov-18 | \$2,575,000 | Condo         | 1,330 |
| 225 Fifth Ave #10F   | 1-00856-1244 | 16-Oct-18 | \$2,560,000 | Condo         | 1,157 |
| 172 Madison Ave #7B  | 1-00863-1114 | 31-Oct-18 | \$2,520,169 | Condo         | 1,488 |
| 34 E 30th St #6      | 1-00859-0058 | 28-Nov-18 | \$2,500,000 | Coop          |       |
| 50 W 30th St #8A     | 1-00831-1119 | 19-Dec-18 | \$2,215,000 | Condo         | 1,266 |
| 50 W 30th St #7A     | 1-00831-1116 | 21-Dec-18 | \$2,155,000 | Condo         | 1,266 |
| 1200 Broadway #5F    | 1-00831-0020 | 3-Oct-18  | \$2,000,000 | Coop          | 2,600 |
| 50 W 29th St #12W    | 1-00830-0074 | 2-Nov-18  | \$1,995,000 | Coop          |       |
| 172 Madison Ave #23C | 1-00863-1160 | 17-Dec-18 | \$1,985,588 | Condo         | 780   |
| 127 E 30th St #PHB   | 1-00886-1273 | 4-Oct-18  | \$1,485,000 | Condo         | 1,178 |
| 39-45 E 29th St #10C | 1-00859-1243 | 8-Nov-18  | \$1,420,000 | Condo         | 785   |
| 425 Park Ave S #18B  | 1-00885-0001 | 20-Nov-18 | \$1,257,000 | Coop          |       |
| 241 Fifth Ave #5C    | 1-00857-1010 | 10-Dec-18 | \$1,250,000 | Condo         | 646   |
| 172 Madison Ave #4C  | 1-00863-1106 | 14-Nov-18 | \$1,170,988 | Condo         | 891   |
| 11 W 30th St #9F     | 1-00832-0032 | 20-Dec-18 | \$1,142,500 | Coop          |       |
| 127 E 30th St #3B    | 1-00886-1210 | 7-Nov-18  | \$1,125,000 | Condo         | 1,069 |
| 325 Fifth Ave #12F   | 1-00862-1343 | 15-Nov-18 | \$999,000   | Condo         | 688   |
| 325 Fifth Ave #8E    | 1-00862-1312 | 27-Nov-18 | \$970,000   | Condo         | 688   |
| 330 Third Ave #20F   | 1-00880-0042 | 21-Dec-18 | \$864,000   | Coop          |       |
| 66 Madison Ave #2B   | 1-00857-0018 | 29-Oct-18 | \$615,000   | Coop          | 400   |
| 43 E 25th St #11D    | 1-00855-1024 | 6-Dec-18  | \$545,000   | Condo         | 392   |
| 325 Fifth Ave #11F   | 1-00862-1335 | 3-Dec-18  | \$520,000   | Condo         | 688   |
| 90 Lexington Ave #8D | 1-00882-1136 | 18-Dec-18 | \$483,088   | Condo         |       |
| 159 Madison Ave #10F | 1-00862-0024 | 1-Nov-18  | \$445,000   | Coop          | 500   |
| 139 E 33rd St #7N    | 1-00889-0015 | 23-Oct-18 | \$415,000   | Coop          | 550   |
| 159 Madison Ave #3J  | 1-00862-0024 | 5-Dec-18  | \$404,000   | Coop          |       |
| 159 Madison Ave #2B  | 1-00862-0024 | 13-Nov-18 | \$400,000   | Coop          | 600   |



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