

TWO BRIDGES

A quarterly analysis of residential sales
in Two Bridges, Manhattan

4th Quarter 2018



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Residential Market Report, 4th Quarter 2018

Two Bridges, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$575K

NO. OF TRANSACTIONS

3

MEDIAN PRICE/SQ.FT.

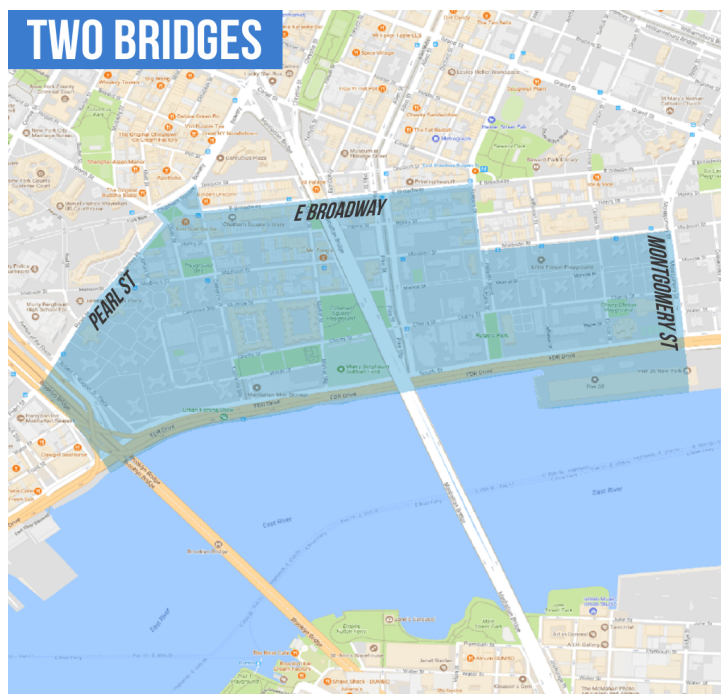
\$1,030

MANHATTAN
MEDIAN SALE PRICE

\$1.02M

-7% YoY

NEIGHBORHOOD BOUNDARIES

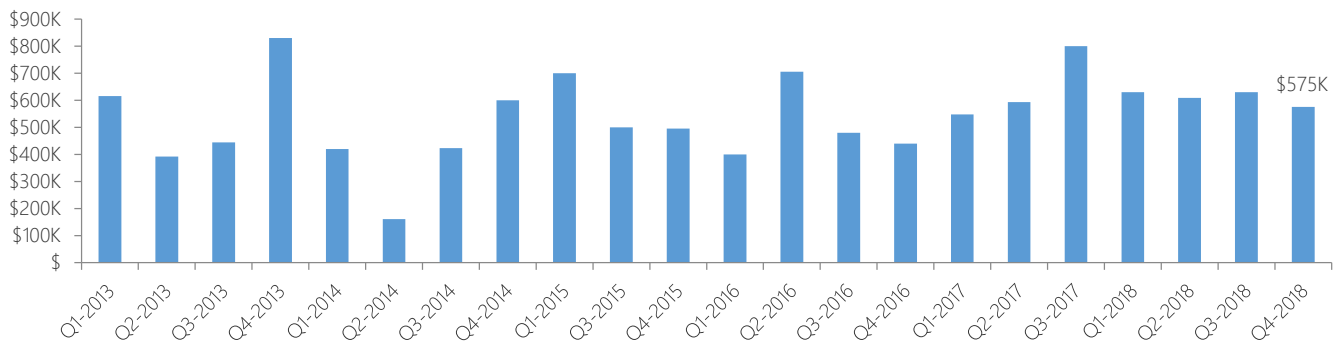


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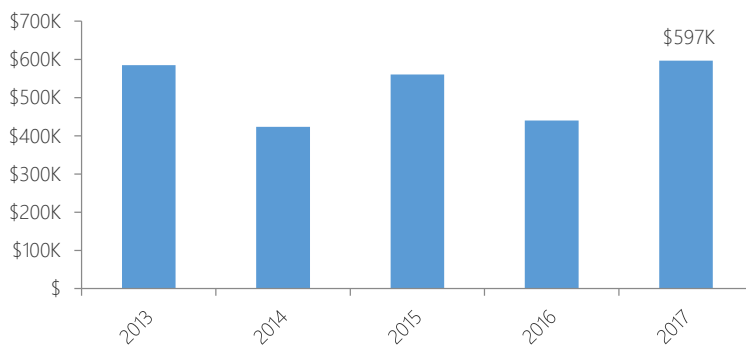


RESIDENTIAL STATS

Median Sale Price by Quarter

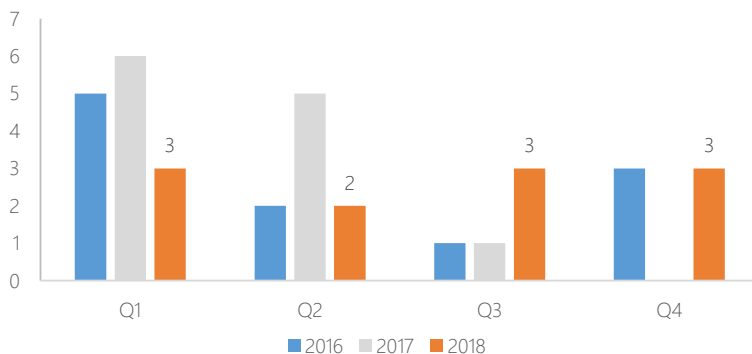


Median Sale Price by Year



Number of Transactions

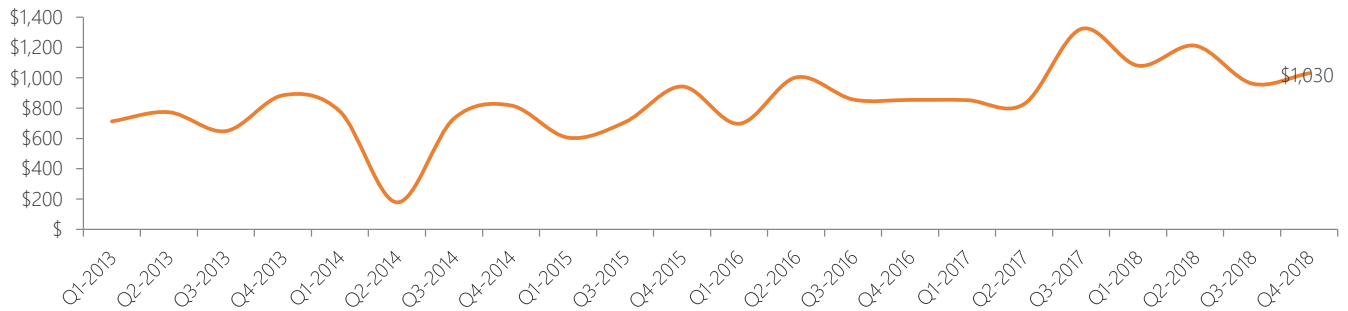
Quarter	2013	2014	2015	2016	2017	2018
Q1	4	3	3	5	6	3
Q2	2	3	0	2	5	2
Q3	2	3	3	1	1	3
Q4	3	4	1	3	0	3



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Median Sale Price per Square Foot

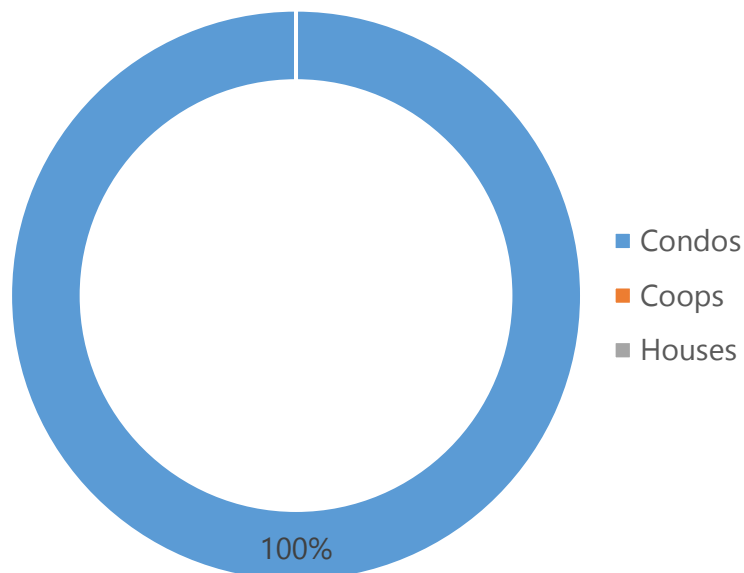


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$575,000	-	\$1,030	-	3
Coops	-	-	-	-	0
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
142 Henry St #7	1-00273-1011	20-Nov-18	\$2,825,000	Condo	1,900
50 Henry St #9A	1-00277-1223	4-Oct-18	\$575,000	Condo	558
95 Madison St #3B	1-00277-1109	4-Dec-18	\$403,000	Condo	419



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