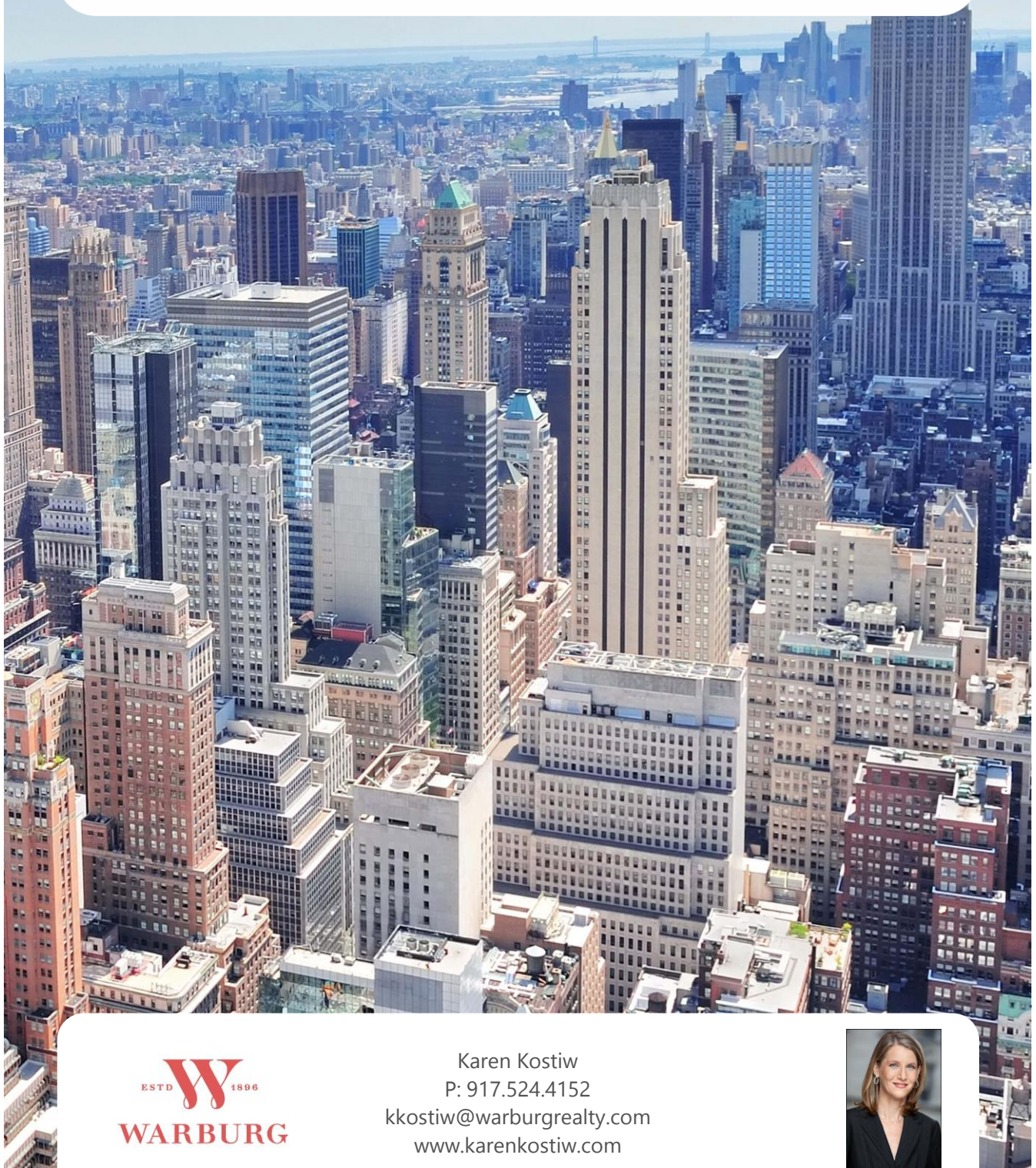


DOWNTOWN MANHATTAN

A quarterly analysis of residential sales
in Downtown Manhattan, Manhattan

1st Quarter 2019



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Residential Market Report, 1st Quarter 2019

Downtown Manhattan, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.35M

-14% YoY

NO. OF TRANSACTIONS

513

-16% YoY

MEDIAN PRICE/SQ.FT.

\$1,511

-4% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.12M

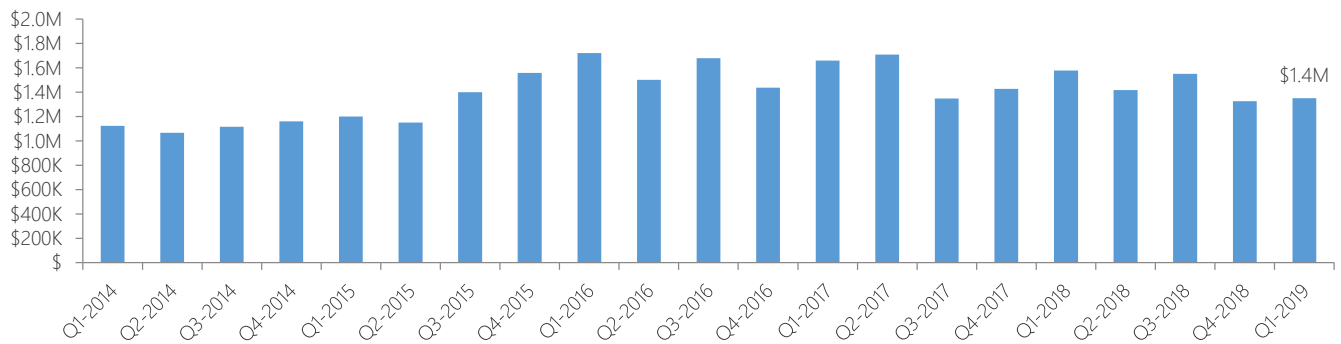
3% YoY

NEIGHBORHOOD BOUNDARIES

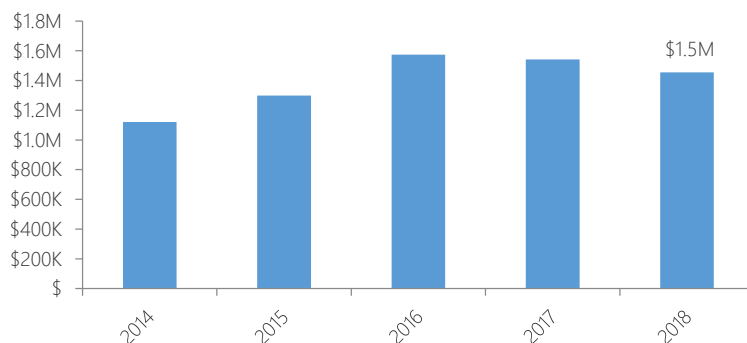


RESIDENTIAL STATS

Median Sale Price by Quarter

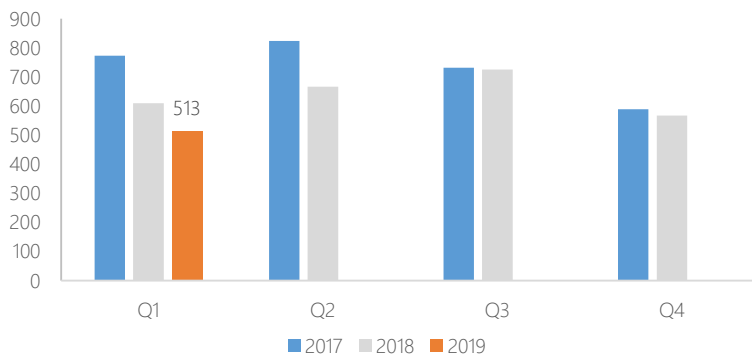


Median Sale Price by Year



Number of Transactions

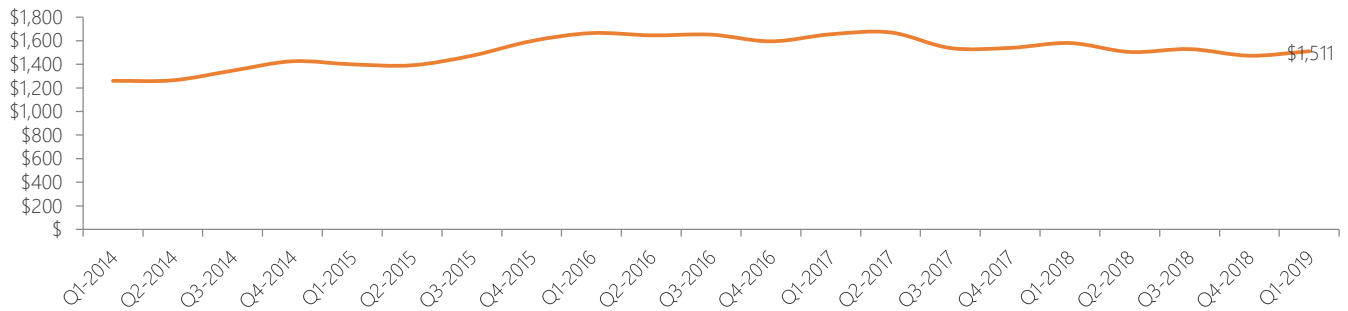
Quarter	2014	2015	2016	2017	2018	2019
Q1	654	570	758	773	610	513
Q2	774	686	766	823	666	
Q3	818	842	819	732	725	
Q4	678	660	648	589	567	



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Median Sale Price per Square Foot

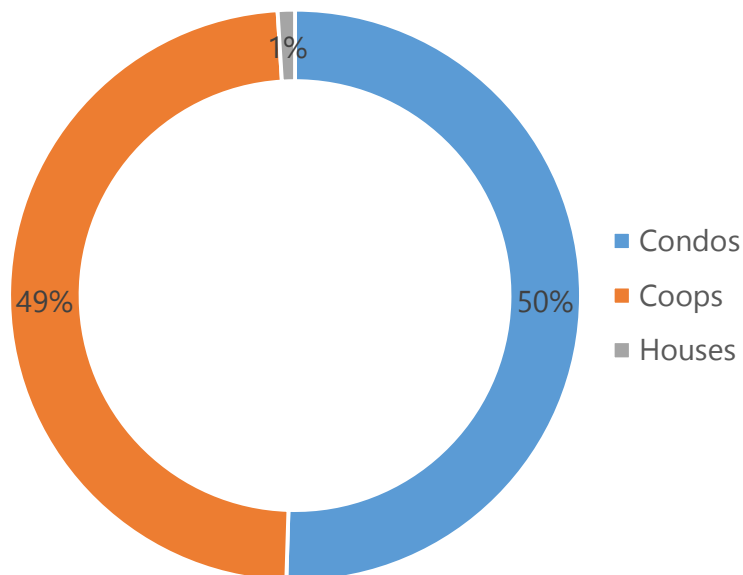


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,754,000	-20%	\$1,543	-7%	259
Coops	\$970,000	-1%	\$1,459	12%	249
Houses	\$6,600,000	-27%	\$3,426	21%	5

Number of Sales by Building Type



TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
70 Vestry St #12S	1-00223-1144	15-Feb-19	\$39,285,000	Condo	
135 W Eleventh St #135	1-00607-1302	8-Mar-19	\$21,894,506	Condo	6,998
56 Leonard St #PH54	1-00176-1142	11-Mar-19	\$19,600,000	Condo	
150 Charles St #6BS	1-00636-1260	12-Mar-19	\$16,200,000	Condo	3,463
443 Greenwich St #PHF	1-00222-1251	26-Feb-19	\$15,000,000	Condo	
160 Leroy St #11AS	1-00601-1347	6-Feb-19	\$13,500,000	Condo	
412 Greenwich St #PHC	1-00217-1433	18-Jan-19	\$13,240,000	Condo	4,986
75 Warren St #XX	1-00132-0026	10-Jan-19	\$12,950,000	Coop	
7 Hubert St #6B	1-00214-1221	5-Feb-19	\$12,750,000	Condo	4,016
101 Murray St #47W	1-00142-1930	30-Jan-19	\$12,376,829	Condo	
101 Murray St #49W	1-00142-1934	11-Mar-19	\$12,142,631	Condo	
101 Murray St #46W	1-00142-1928	25-Jan-19	\$11,648,526	Condo	
23 Cornelia St	1-00590-0042	5-Feb-19	\$11,500,000	House	3,357
30 Park Pl #69A	1-00123-1232	5-Feb-19	\$11,100,000	Condo	3,699
15 Leonard St #PH	1-00179-1506	7-Feb-19	\$10,750,000	Condo	4,574
34 Prince St #1B	1-00494-1203	29-Jan-19	\$10,393,988	Condo	4,788
10 Sullivan St #6A	1-00490-1114	9-Jan-19	\$10,250,000	Condo	3,122
443 Greenwich St #3C	1-00222-1220	15-Jan-19	\$10,200,000	Condo	
34 E 13th St #E	1-00570-1406	18-Jan-19	\$9,700,000	Condo	
101 Murray St #43W	1-00142-1921	15-Jan-19	\$9,316,988	Condo	
101 Murray St #41W	1-00142-1915	7-Feb-19	\$9,164,250	Condo	
101 Murray St #44W	1-00142-1924	30-Jan-19	\$8,909,688	Condo	
311 W Broadway #PHE	1-00228-1238	5-Feb-19	\$8,437,000	Condo	3,478
500 Greenwich St #601	1-00595-1017	19-Feb-19	\$8,387,500	Condo	4,476
165 Charles St #RU11	1-00637-1475	27-Feb-19	\$8,350,000	Condo	2,487
2 Park Pl #32A	1-00123-1005	21-Feb-19	\$8,000,000	Condo	3,282
415 Washington St #THB	1-00218-1302	30-Jan-19	\$8,000,000	Condo	3,500
101 Murray St #28W	1-00142-1882	11-Mar-19	\$7,722,000	Condo	
275 W Tenth St #5B	1-00631-1220	28-Feb-19	\$7,325,000	Condo	
34 E 13th St #D	1-00570-1405	14-Jan-19	\$7,295,000	Condo	
275 W Tenth St #4B	1-00631-1217	26-Feb-19	\$7,265,700	Condo	
7 Hubert St #M9	1-00214-1207	18-Jan-19	\$7,200,000	Condo	4,663
128 Bank St	1-00634-0011	20-Mar-19	\$7,050,000	House	1,836
101 Murray St #37W	1-00142-1903	14-Jan-19	\$6,924,100	Condo	
11 Beach St #3A	1-00212-1406	7-Feb-19	\$6,761,138	Condo	
42 Crosby St #5N	1-00483-1110	14-Mar-19	\$6,750,000	Condo	
45 W Twelfth St	1-00576-0064	1-Feb-19	\$6,600,000	House	1,656
11 Fifth Ave #19N	1-00566-0001	7-Feb-19	\$6,600,000	Coop	900
407 Bleecker St #RES	1-00623-1102	4-Mar-19	\$6,250,000	Condo	1,680
443 Greenwich St #1G	1-00222-1207	1-Feb-19	\$6,053,000	Condo	
204 Forsyth St #6	1-00422-1210	12-Mar-19	\$6,000,000	Condo	
130 W Twelfth St #7B	1-00607-1223	28-Mar-19	\$5,725,000	Condo	1,961
386 W Broadway #B	1-00488-1103	13-Mar-19	\$5,500,000	Condo	2,948
412 Greenwich St #2F	1-00217-1421	31-Jan-19	\$5,350,000	Condo	2,409
465-469 Greenwich St #5W	1-00225-1002	19-Feb-19	\$5,350,000	Coop	
70 Charlton St #14E	1-00580-0011	13-Mar-19	\$5,349,813	Coop	
12 Warren St #THN	1-00135-1802	14-Mar-19	\$5,300,000	Condo	
100 Barclay St #15A	1-00084-1082	28-Feb-19	\$5,270,000	Condo	
42 White St #6	1-00193-1606	12-Mar-19	\$5,250,000	Condo	1,669
5 Franklin Pl #17B	1-00175-1549	22-Mar-19	\$5,250,000	Condo	2,360



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Address	BBL	Sale date	Sale price	Property type	Sqft
101 Murray St #44B	1-00142-1923	5-Feb-19	\$5,150,000	Condo	
613 Hudson St	1-00625-0014	17-Jan-19	\$5,100,000	House	2,080
195 Hudson St #2C	1-00222-1106	18-Jan-19	\$4,900,000	Condo	2,436
212 Warren St #20G	1-00016-4462	14-Mar-19	\$4,800,000	Condo	2,481
100 Barclay St #11Q	1-00084-1032	25-Jan-19	\$4,750,000	Condo	2,063
30 Park Pl #50E	1-00123-1164	22-Mar-19	\$4,750,000	Condo	2,219
37 Greene St #2	1-00475-1404	22-Jan-19	\$4,750,000	Condo	3,082
684 Broadway #11E	1-00531-0001	8-Feb-19	\$4,700,000	Coop	3,100
250 W Eleventh St	1-00613-0010	4-Jan-19	\$4,700,000	House	2,568
738 Broadway #4	1-00545-1404	31-Jan-19	\$4,683,950	Condo	3,188
27 N Moore St #4C	1-00190-1321	25-Mar-19	\$4,500,000	Condo	2,300
21 E Twelfth St #5B	1-00570-1107	25-Mar-19	\$4,429,042	Condo	
101 Murray St #34W	1-00142-1894	29-Jan-19	\$4,400,000	Condo	
40-50 E Tenth St #6	1-00561-0014	7-Feb-19	\$4,250,000	Coop	
2 Fifth Ave #16AB	1-00551-0001	28-Mar-19	\$4,250,000	Coop	2,200
28-30 E Fourth St #8E	1-00531-0027	4-Jan-19	\$4,200,000	Coop	
100 Barclay St #11K	1-00084-1027	16-Jan-19	\$4,100,000	Condo	2,249
65-77 Worth St #3A	1-00173-1208	26-Mar-19	\$4,100,000	Condo	2,492
81 White St #1E	1-00172-1201	15-Feb-19	\$4,073,750	Condo	3,112
196 Orchard St #PH11F	1-00412-1293	28-Feb-19	\$4,070,909	Condo	
250 West St #4G	1-00217-1234	7-Feb-19	\$4,050,000	Condo	1,973
1-7 Fifth Ave #16F	1-00550-0022	8-Jan-19	\$4,000,000	Coop	
72 Mercer St #2E	1-00484-1003	8-Jan-19	\$4,000,000	Condo	2,133
43 Fifth Ave #10SW	1-00569-0001	22-Jan-19	\$3,950,000	Coop	
43 Fifth Ave #10NW	1-00569-0001	22-Jan-19	\$3,950,000	Coop	1,800
45 Crosby St #5N	1-00482-0003	17-Jan-19	\$3,940,000	Coop	2,350
115 Nassau St #39B	1-00090-1247	15-Feb-19	\$3,935,588	Condo	
101 Murray St #17A	1-00142-1847	25-Mar-19	\$3,920,263	Condo	
21 E Twelfth St #5A	1-00570-1106	26-Mar-19	\$3,886,358	Condo	
40 Fifth Ave #8E	1-00574-0039	1-Mar-19	\$3,875,000	Coop	
196 Orchard St #10D	1-00412-1284	26-Mar-19	\$3,875,000	Condo	
101 Warren St #1550	1-00142-1625	23-Jan-19	\$3,870,000	Condo	1,920
60 Beach St #2A	1-00188-1505	21-Feb-19	\$3,836,438	Condo	2,292
454 Broome St #2	1-00485-0034	21-Mar-19	\$3,700,000	Coop	2,250
275 Greenwich St #6DS	1-00132-1063	13-Mar-19	\$3,700,000	Condo	2,342
65-77 Worth St #2C	1-00173-1204	7-Feb-19	\$3,675,000	Condo	2,176
140 Nassau St #15C	1-00100-0026	14-Feb-19	\$3,635,000	Coop	
196 Orchard St #PH11E	1-00412-1292	12-Feb-19	\$3,617,788	Condo	
150 Nassau St #20B	1-00100-1124	20-Feb-19	\$3,605,000	Condo	2,241
140-144 Thompson St #2G	1-00516-0007	1-Mar-19	\$3,600,000	Coop	2,400
115 Nassau St #28B	1-00090-1236	19-Feb-19	\$3,589,761	Condo	
40 Fifth Ave #8C	1-00574-0039	7-Mar-19	\$3,575,000	Coop	1,300
138 Grand St #2EF	1-00473-0051	19-Feb-19	\$3,530,000	Coop	2,600
45 Lispenard St #2E	1-00210-0026	11-Mar-19	\$3,500,000	Coop	1,850
115 Nassau St #46A	1-00090-1260	21-Feb-19	\$3,488,892	Condo	
438 E Twelfth St #4F	1-00439-1041	1-Mar-19	\$3,426,116	Condo	
40 Fifth Ave #7C	1-00574-0039	5-Feb-19	\$3,420,000	Coop	1,200
374 Broome St #4B	1-00480-1107	21-Mar-19	\$3,350,000	Condo	1,970
212 Warren St #4C	1-00016-4334	28-Feb-19	\$3,300,000	Condo	1,661
88 Laight St #3	1-00218-1003	1-Feb-19	\$3,300,000	Condo	1,677



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