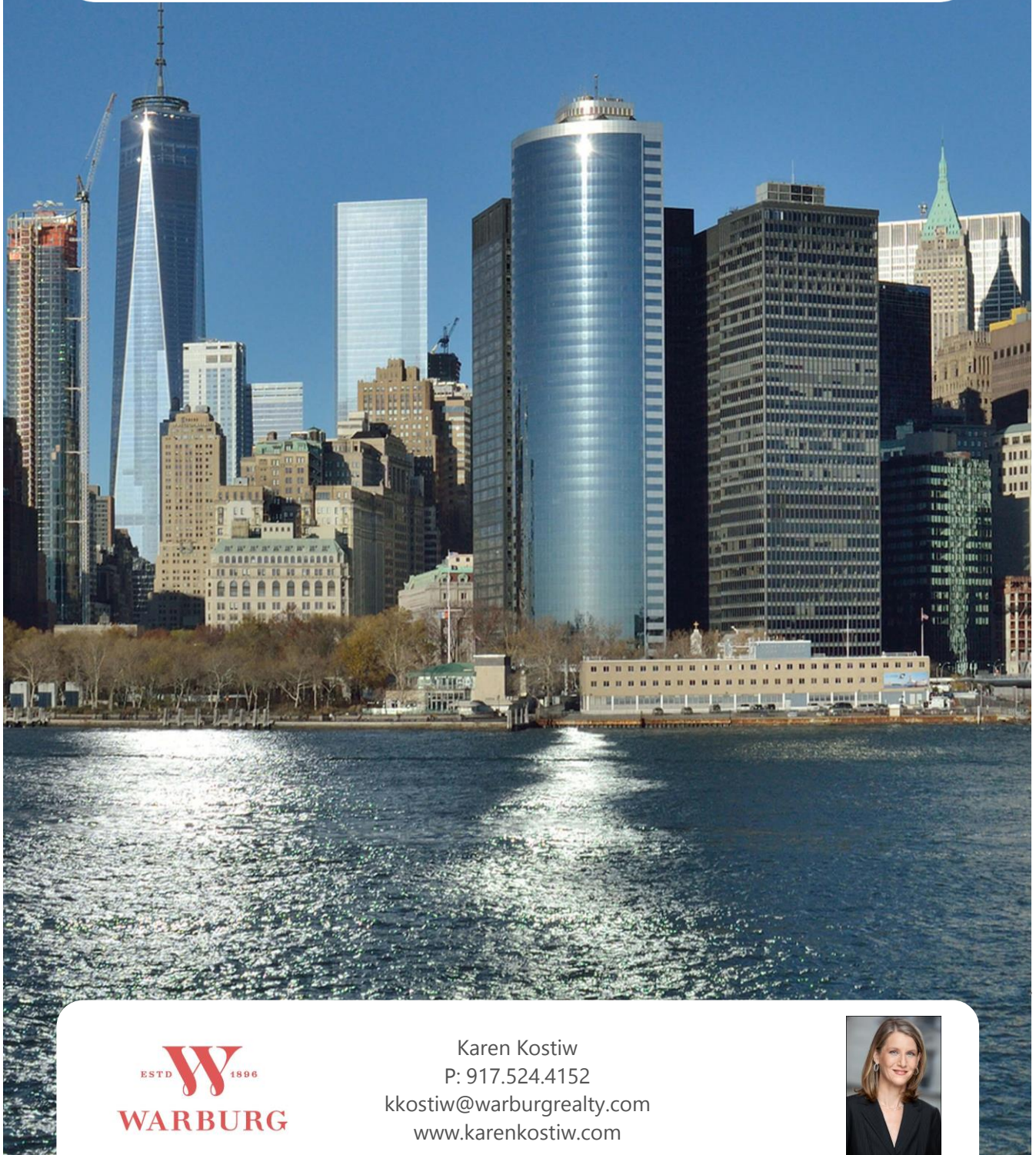


FINANCIAL DISTRICT

A quarterly analysis of residential sales
in Financial District, Manhattan

1st Quarter 2019



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Residential Market Report, 1st Quarter 2019

Financial District, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.06M

-6% YoY

NO. OF TRANSACTIONS

60

-15% YoY

MEDIAN PRICE/SQ.FT.

\$1,092

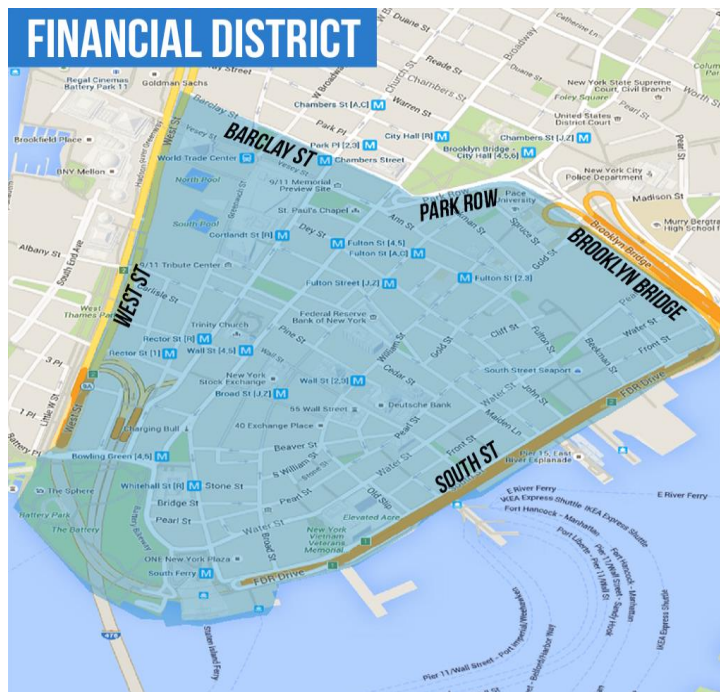
-18% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.12M

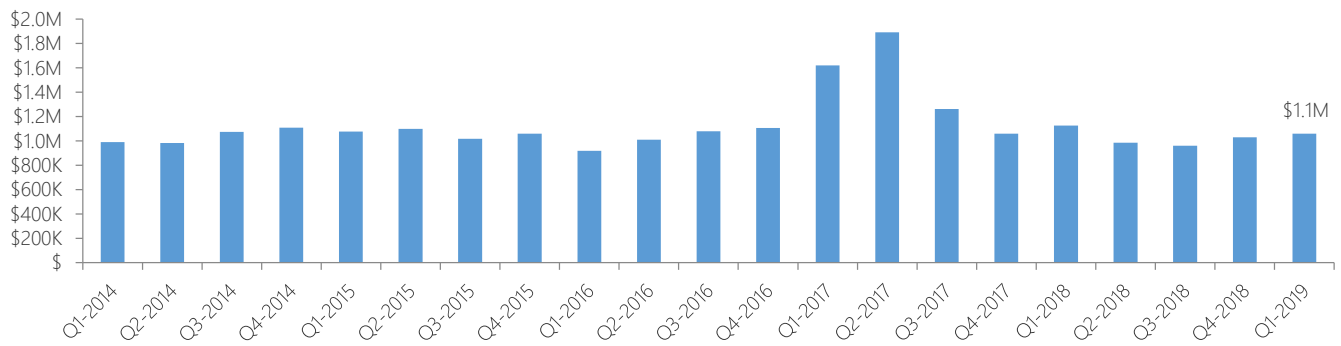
3% YoY

NEIGHBORHOOD BOUNDARIES

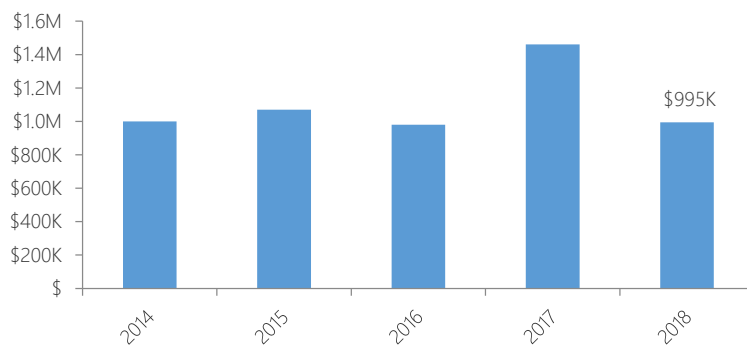


RESIDENTIAL STATS

Median Sale Price by Quarter

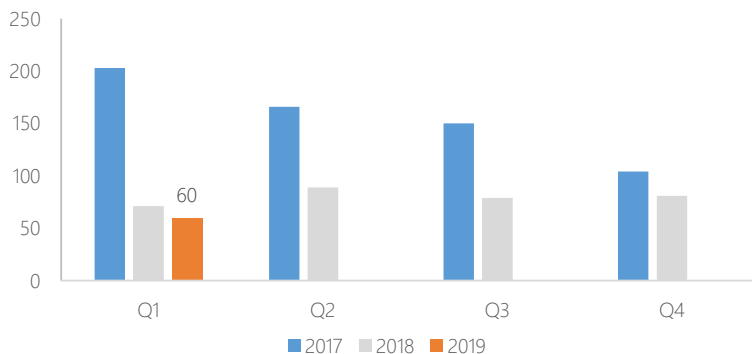


Median Sale Price by Year



Number of Transactions

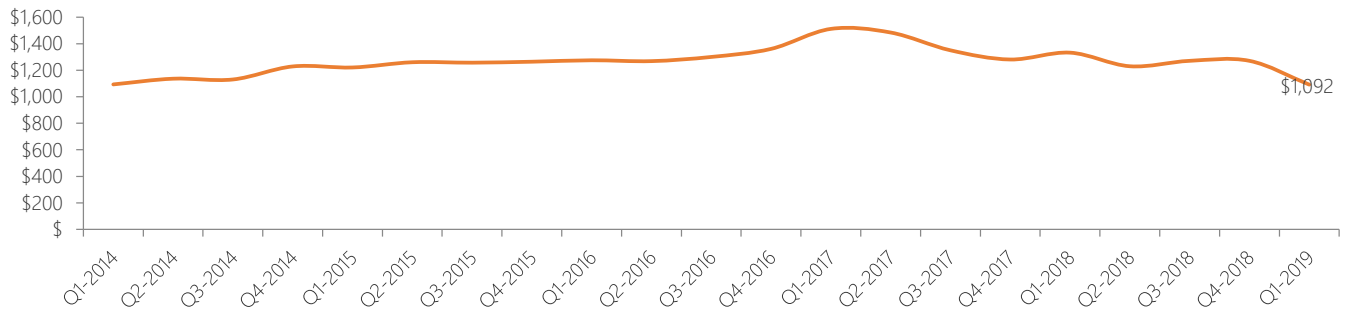
Quarter	2014	2015	2016	2017	2018	2019
Q1	119	87	96	203	71	60
Q2	148	120	123	166	89	
Q3	131	120	115	150	79	
Q4	116	92	120	104	81	



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Median Sale Price per Square Foot

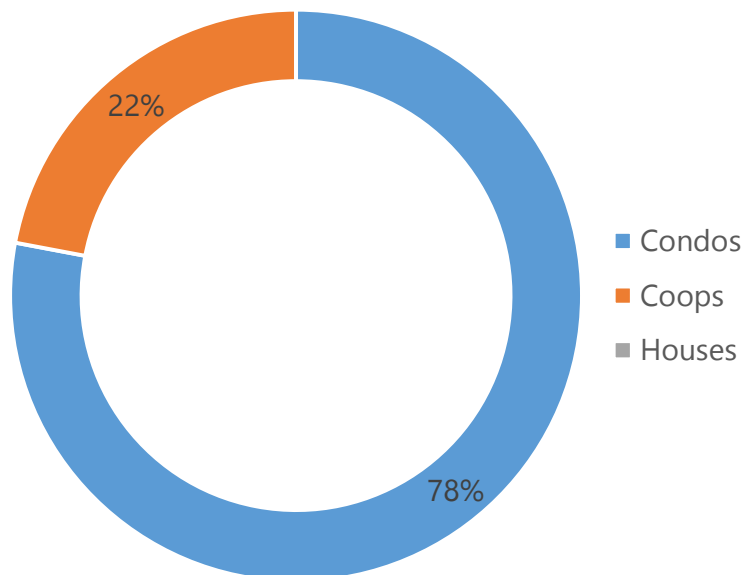


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,109,769	-8%	\$1,101	-19%	46
Coops	\$960,000	25%	\$966	-6%	13
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
100 Barclay St #15A	1-00084-1082	28-Feb-19	\$5,270,000	Condo	
100 Barclay St #11Q	1-00084-1032	25-Jan-19	\$4,750,000	Condo	2,063
100 Barclay St #11K	1-00084-1027	16-Jan-19	\$4,100,000	Condo	2,249
115 Nassau St #39B	1-00090-1247	15-Feb-19	\$3,935,588	Condo	
140 Nassau St #15C	1-00100-0026	14-Feb-19	\$3,635,000	Coop	
150 Nassau St #20B	1-00100-1124	20-Feb-19	\$3,605,000	Condo	2,241
115 Nassau St #28B	1-00090-1236	19-Feb-19	\$3,589,761	Condo	
115 Nassau St #46A	1-00090-1260	21-Feb-19	\$3,488,892	Condo	
26 Beaver St #5	1-00011-0014	20-Feb-19	\$2,165,000	Coop	
101 Wall St #2B	1-00033-1005	22-Mar-19	\$2,125,000	Condo	
15 William St #32A	1-00025-1604	12-Feb-19	\$2,054,476	Condo	1,325
101 Wall St #9B	1-00033-1023	27-Feb-19	\$2,000,000	Condo	
15 William St #45I	1-00025-1707	6-Mar-19	\$1,720,000	Condo	1,273
80 John St #2C	1-00068-1006	22-Mar-19	\$1,710,000	Condo	1,440
15 Broad St #2516	1-00026-1228	8-Feb-19	\$1,700,000	Condo	1,476
75 Wall St #31M	1-00031-1233	21-Feb-19	\$1,660,000	Condo	1,244
123 Washington St #PH55D	1-00053-1353	18-Jan-19	\$1,628,475	Condo	1,023
80 John St #8C	1-00068-1060	19-Feb-19	\$1,550,000	Condo	1,412
123 Washington St #PH56A	1-00053-1357	18-Jan-19	\$1,451,324	Condo	799
15 William St #8A	1-00025-1420	25-Jan-19	\$1,355,000	Condo	1,325
80 Gold St #3D	1-00094-0001	14-Jan-19	\$1,350,000	Coop	
15 William St #7A	1-00025-1412	23-Jan-19	\$1,348,500	Condo	1,325
15 Broad St #1926	1-00026-1143	29-Mar-19	\$1,270,000	Condo	1,429
80 Gold St #12D	1-00094-0001	24-Jan-19	\$1,200,000	Coop	
15 William St #43B	1-00025-1691	1-Feb-19	\$1,145,000	Condo	791
50 Pine St #3S	1-00041-1006	8-Feb-19	\$1,110,038	Condo	1,045
117 Beekman St #4C	1-00095-1013	31-Jan-19	\$1,109,500	Condo	1,085
123 Washington St #PH56H	1-00053-1362	18-Jan-19	\$1,085,465	Condo	606
75 Wall St #26R	1-00031-1148	11-Feb-19	\$1,060,000	Condo	1,011
15 Broad St #1202	1-00026-1037	6-Feb-19	\$999,500	Condo	943
55 Wall St #905	1-00027-1098	14-Feb-19	\$999,000	Condo	1,249
88 Greenwich St #3505	1-00018-1448	9-Jan-19	\$995,000	Condo	681
80 Gold St #19D	1-00094-0001	5-Feb-19	\$980,000	Coop	
80 Gold St #18L	1-00094-0001	22-Jan-19	\$970,000	Coop	
80 Gold St #9L	1-00094-0001	6-Mar-19	\$960,000	Coop	
18-20 Pine St #1819	1-00044-1260	8-Mar-19	\$950,000	Condo	826
101 Wall St #8A	1-00033-1019	8-Feb-19	\$938,486	Condo	
88 Greenwich St #917	1-00018-1191	15-Feb-19	\$920,000	Condo	883
3 Hanover Sq #8D	1-00028-0001	22-Jan-19	\$850,000	Coop	900
111 Fulton St #416	1-00091-1244	7-Mar-19	\$825,000	Condo	687
164-168 Pearl St #4M	1-00039-1031	28-Feb-19	\$825,000	Condo	660
18-20 Pine St #1703	1-00044-1225	22-Jan-19	\$767,000	Condo	656
80 Gold St #26H	1-00094-0001	4-Jan-19	\$750,000	Coop	687
80 Gold St #26B	1-00094-0001	13-Feb-19	\$730,000	Coop	
18-20 Pine St #609	1-00044-1041	21-Feb-19	\$717,500	Condo	662
80 John St #14D	1-00068-1112	25-Feb-19	\$707,000	Condo	642
99 John St #415	1-00076-1170	4-Feb-19	\$699,888	Condo	682
80 Gold St #9E	1-00094-0001	28-Jan-19	\$660,000	Coop	
55 Wall St #722	1-00027-1058	28-Mar-19	\$643,534	Condo	856
88 Greenwich St #1013	1-00018-1214	9-Jan-19	\$640,000	Condo	627



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Address	BBL	Sale date	Sale price	Property type	Sqft
3 Hanover Sq #20E	1-00028-0001	15-Feb-19	\$617,500	Coop	625
3 Hanover Sq #3A	1-00028-0001	11-Jan-19	\$599,000	Coop	860
55 Wall St #812	1-00027-1077	17-Jan-19	\$595,000	Condo	565
59 John St #3H	1-00078-1616	10-Jan-19	\$575,000	Condo	690
20 West St #44F	1-00015-1378	25-Jan-19	\$527,500	Condo	368
88 Greenwich St #612	1-00018-1099	18-Mar-19	\$449,035	Condo	518
55 Wall St #827	1-00027-1087	4-Feb-19	\$124,522	Condo	664



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