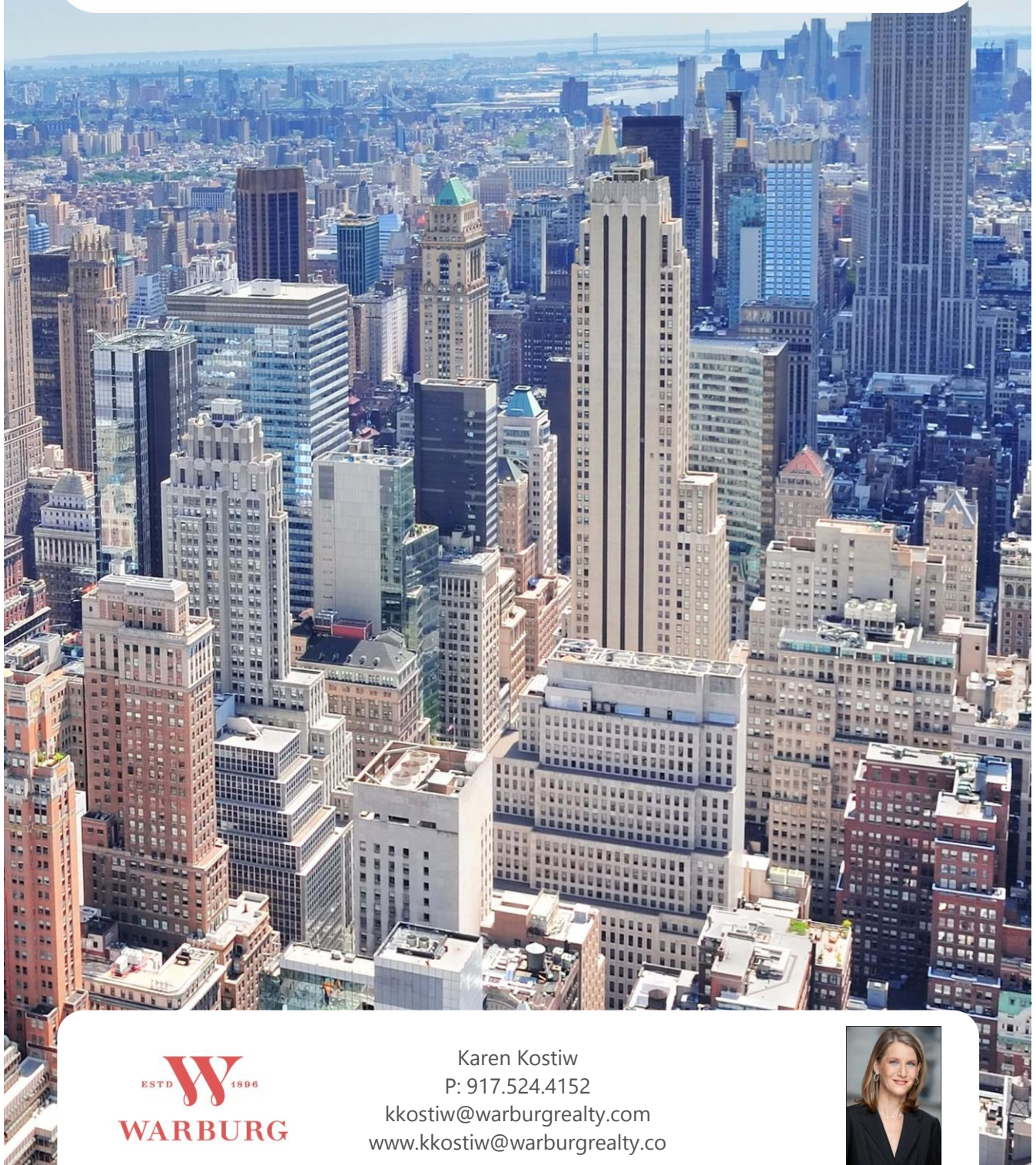


GARMENT DISTRICT

A quarterly analysis of residential sales
in Garment District, Manhattan

1st Quarter 2019



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Residential Market Report, 1st Quarter 2019

Garment District, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$2.52M

49% YoY

NO. OF TRANSACTIONS

9

0% YoY

MEDIAN PRICE/SQ.FT.

\$2,245

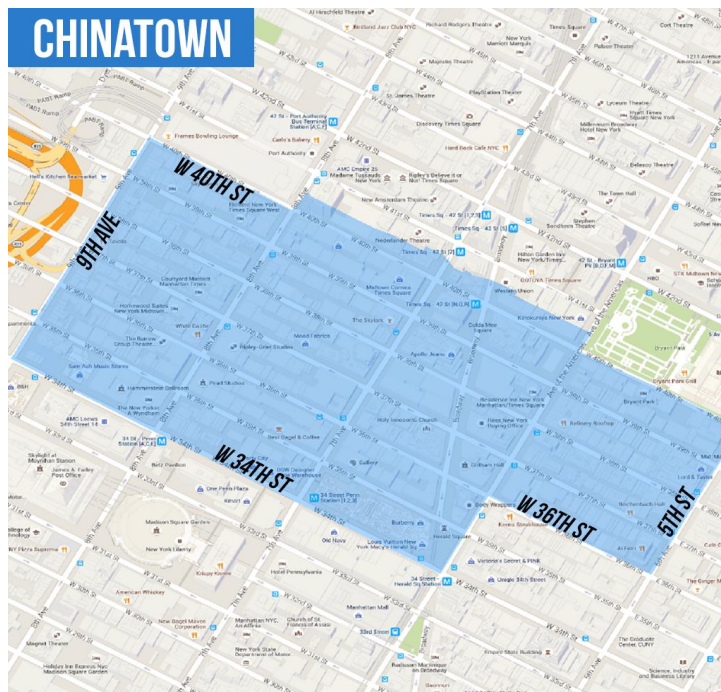
3% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.12M

3% YoY

NEIGHBORHOOD BOUNDARIES

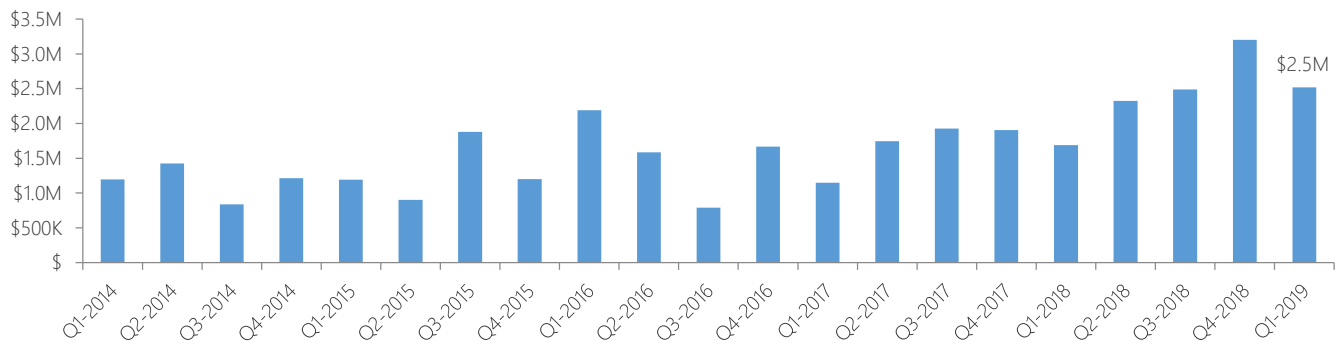


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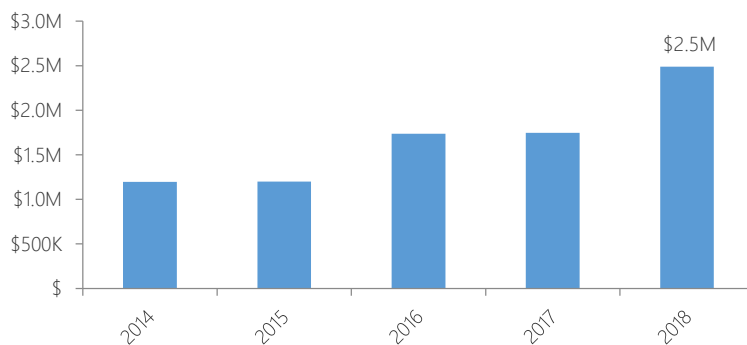


RESIDENTIAL STATS

Median Sale Price by Quarter

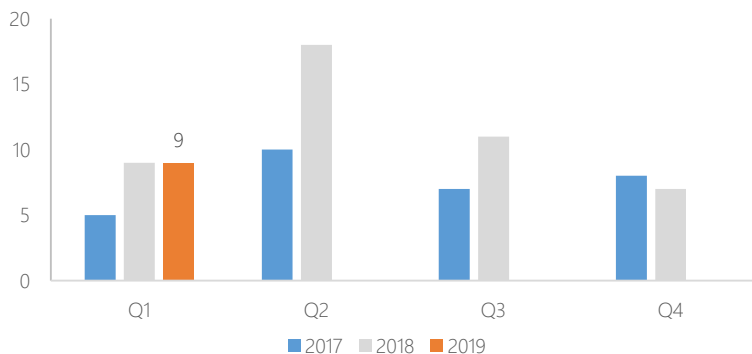


Median Sale Price by Year



Number of Transactions

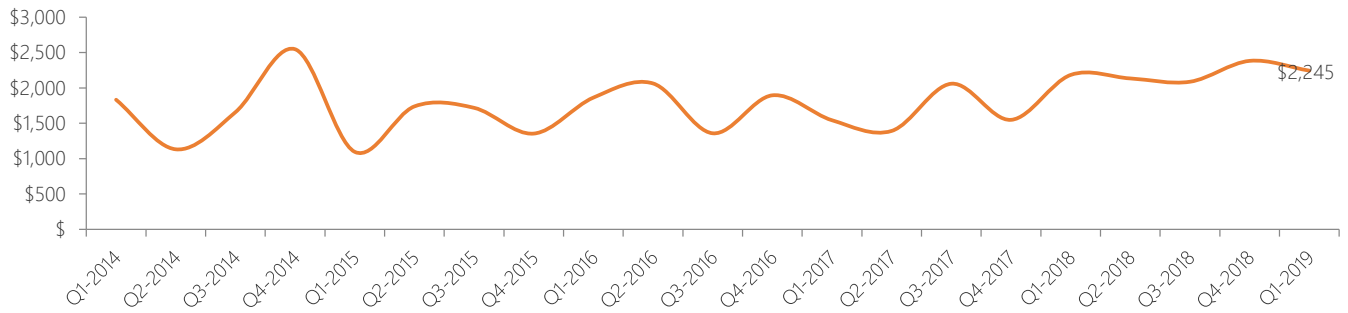
Quarter	2014	2015	2016	2017	2018	2019
Q1	9	8	10	5	9	9
Q2	10	3	10	10	18	
Q3	11	9	3	7	11	
Q4	21	9	12	8	7	



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Median Sale Price per Square Foot

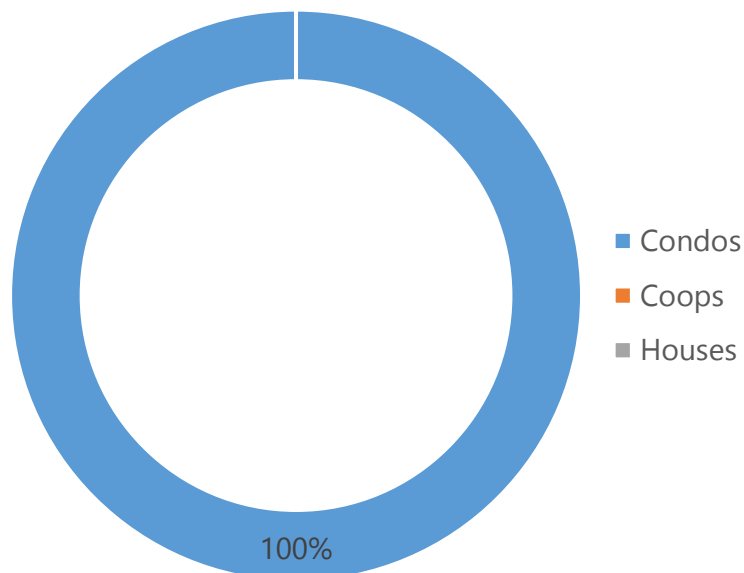


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,520,169	8%	\$2,245	3%	9
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 #26A	1-00841-1044	11-Mar-19	\$5,203,258	Condo	
16 W 40th St #26C	1-00841-1046	22-Feb-19	\$3,765,000	Condo	
16 W 40th St #25C	1-00841-1043	23-Jan-19	\$3,620,000	Condo	1,329
16 W 40th St #18B	1-00841-1014	8-Jan-19	\$2,650,000	Condo	1,074
16 W 40th St #24D	1-00841-1040	11-Jan-19	\$2,520,169	Condo	1,067
315-325 W 36th St #11D	1-00760-1004	12-Feb-19	\$2,500,000	Condo	1,837
16 W 40th St #22D	1-00841-1032	10-Jan-19	\$2,395,000	Condo	1,067
400 Fifth Ave #54F	1-00838-1171	22-Mar-19	\$1,875,000	Condo	982
315-325 W 36th St #14A	1-00760-1009	7-Mar-19	\$1,870,000	Condo	1,365



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