

BATTERY PARK CITY

A quarterly analysis of residential sales
in Battery Park City, Manhattan

2nd Quarter 2019



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Residential Market Report, 2nd Quarter 2019

Battery Park City, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.16M

-11% YoY

NO. OF TRANSACTIONS

31

-37% YoY

MEDIAN PRICE/SQ.FT.

\$1,259

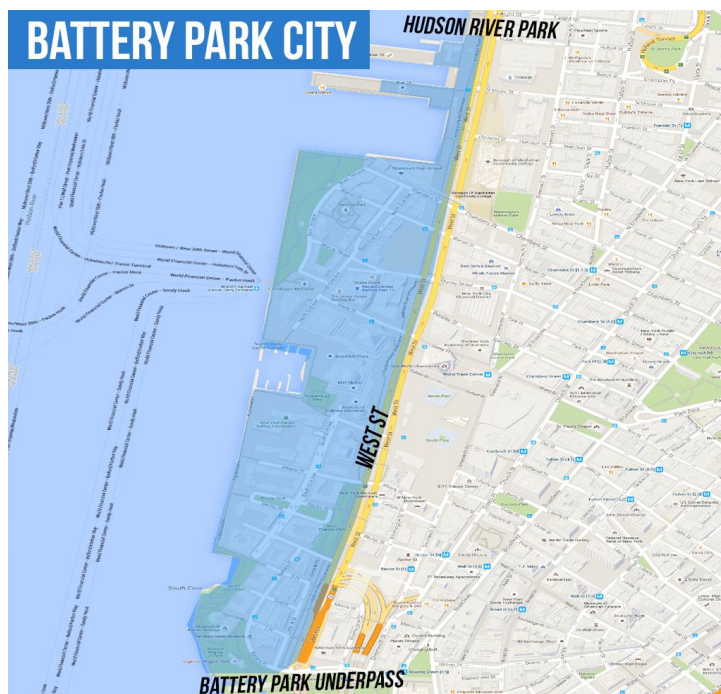
-7% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.34M

26% YoY

NEIGHBORHOOD BOUNDARIES

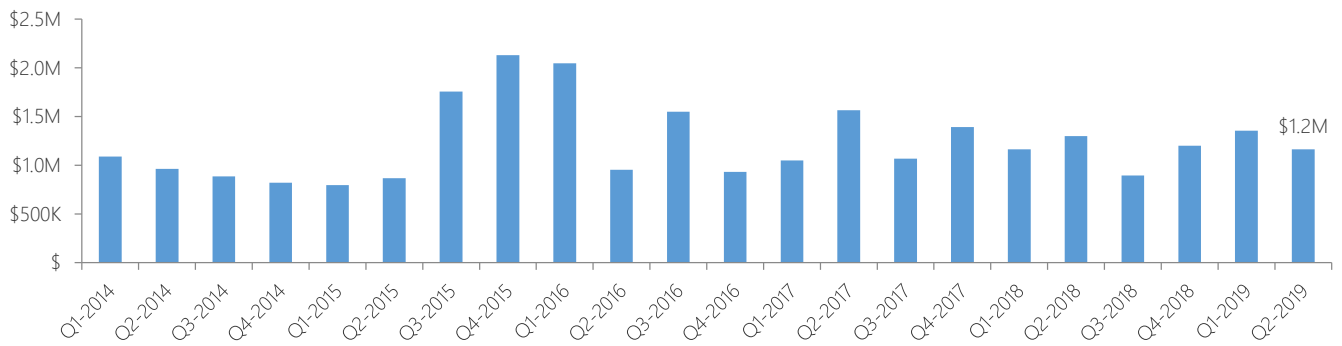


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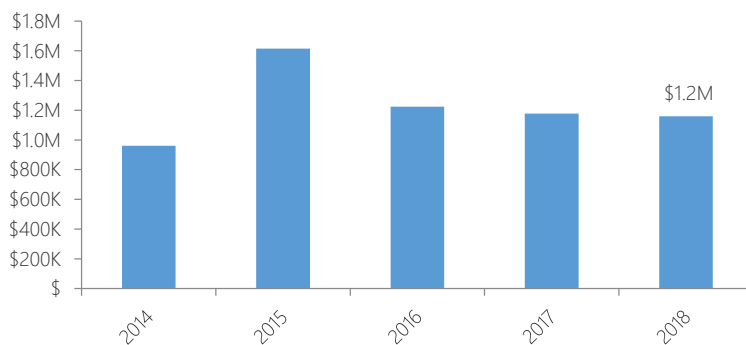


RESIDENTIAL STATS

Median Sale Price by Quarter

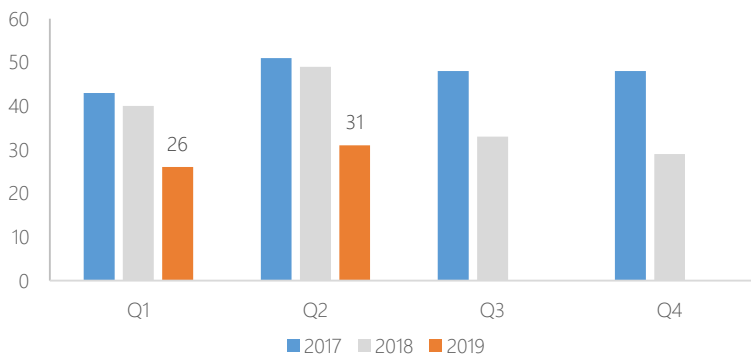


Median Sale Price by Year



Number of Transactions

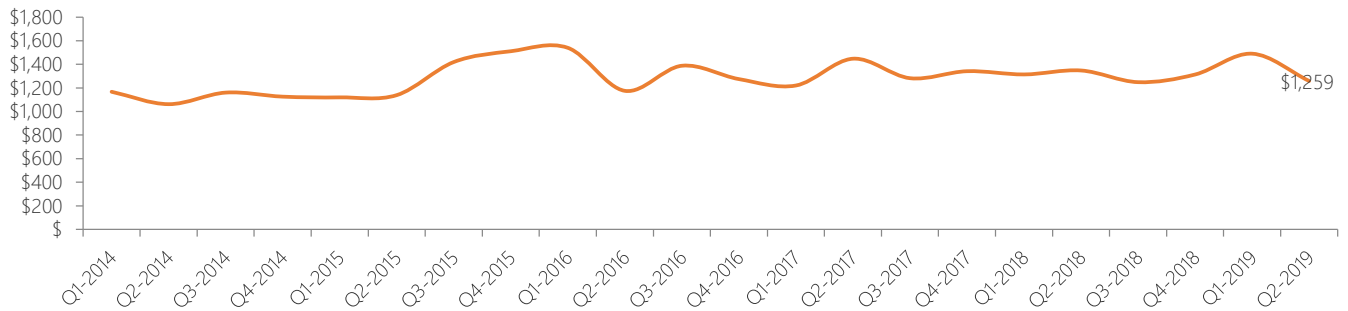
Quarter	2014	2015	2016	2017	2018	2019
Q1	54	33	75	43	40	26
Q2	52	50	50	51	49	31
Q3	53	128	57	48	33	
Q4	42	86	47	48	29	



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Median Sale Price per Square Foot

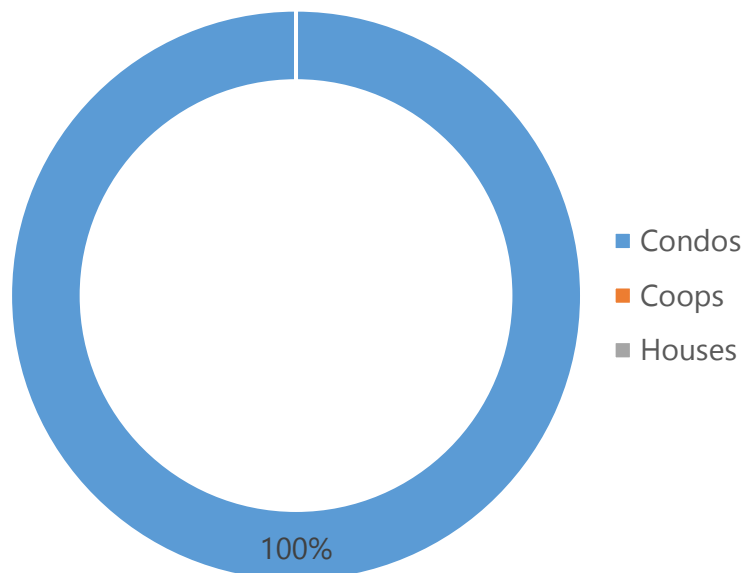


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,162,701	-11%	\$1,259	-7%	31
Coops	-	-	-	-	0
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
212 Warren St #26G	1-00016-4486	18-Apr-19	\$4,800,000	Condo	2,481
1-2 River Ter #10H	1-00016-3713	26-Jun-19	\$4,045,000	Condo	1,978
1-2 River Ter #14T	1-00016-3763	14-Jun-19	\$3,785,000	Condo	1,816
1-2 River Ter #10T	1-00016-3720	15-Apr-19	\$3,635,000	Condo	1,816
1-2 River Ter #5L	1-00016-3646	28-Jun-19	\$3,425,000	Condo	2,095
70 Little West St #26A	1-00016-1899	29-Apr-19	\$3,050,000	Condo	1,734
21 S End Ave #201	1-00016-6003	31-May-19	\$2,845,000	Condo	817
1-2 River Ter #6N	1-00016-3663	11-Apr-19	\$2,700,000	Condo	1,580
70 Little West St #11K	1-00016-1806	29-Apr-19	\$2,600,000	Condo	1,601
70 Little West St #10M	1-00016-1795	26-Jun-19	\$2,400,000	Condo	1,681
212 Warren St #1A	1-00016-4302	14-Jun-19	\$1,560,000	Condo	1,102
380 Rector Pl #20H	1-00016-2776	19-Apr-19	\$1,550,000	Condo	1,096
2 S End Ave #9J	1-00016-8162	4-Apr-19	\$1,404,586	Condo	1,359
380 Rector Pl #23J	1-00016-2802	2-Apr-19	\$1,320,000	Condo	1,014
200 Rector Pl #10B	1-00016-5052	8-Apr-19	\$1,175,000	Condo	951
377 Rector Pl #25E	1-00016-1124	24-Apr-19	\$1,150,403	Condo	814
333 Rector Pl #412	1-00016-5637	14-Jun-19	\$985,000	Condo	812
2 S End Ave #8B	1-00016-8132	30-Apr-19	\$960,000	Condo	939
21 S End Ave #213	1-00016-6015	14-Jun-19	\$935,000	Condo	807
212 Warren St #1B	1-00016-4303	10-Jun-19	\$890,000	Condo	694
250 S End Ave #4B	1-00016-2220	8-Apr-19	\$785,000	Condo	830
225 Rector Pl #8R	1-00016-3322	31-May-19	\$750,000	Condo	698
380 Rector Pl #6E	1-00016-2695	23-Apr-19	\$750,000	Condo	661
225 Rector Pl #6F	1-00016-3276	15-May-19	\$735,000	Condo	613
350 Albany St #7C	1-00016-2066	11-Apr-19	\$710,000	Condo	704
350 Albany St #5B	1-00016-2041	14-May-19	\$710,000	Condo	671
2 S End Ave #5G	1-00016-8071	29-Apr-19	\$605,000	Condo	634
280 Rector Pl #2J	1-00016-3015	24-May-19	\$585,000	Condo	625
21 S End Ave #PH2S	1-00016-6174	23-May-19	\$550,000	Condo	650
70 Little West St #18E	1-00016-1848	30-May-19	\$30,000	Condo	1,737



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