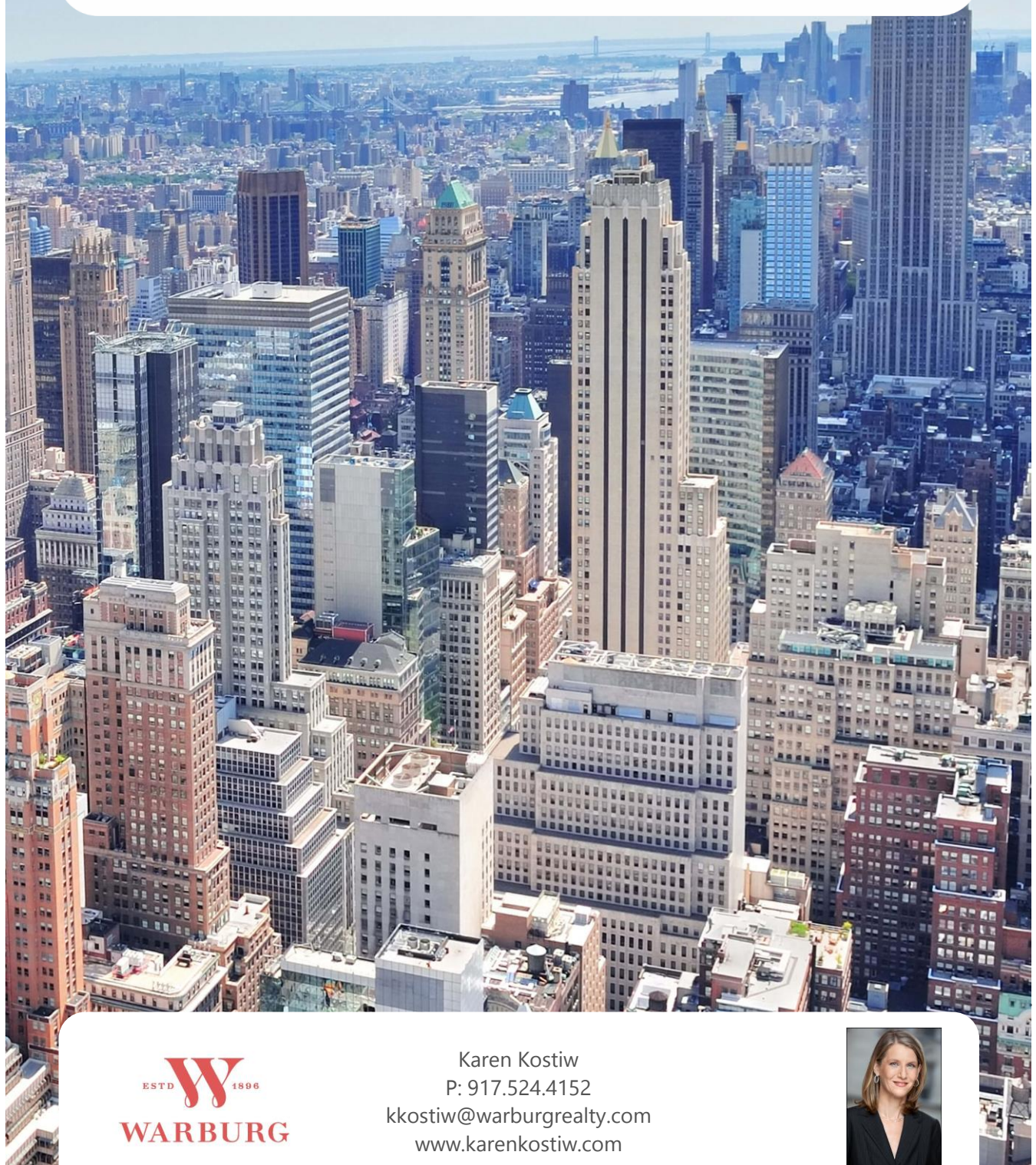


DOWNTOWN MANHATTAN

A quarterly analysis of residential sales
in Downtown Manhattan, Manhattan

2nd Quarter 2019



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Residential Market Report, 2nd Quarter 2019

Downtown Manhattan, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.58M

12% YoY

NO. OF TRANSACTIONS

883

33% YoY

MEDIAN PRICE/SQ.FT.

\$1,536

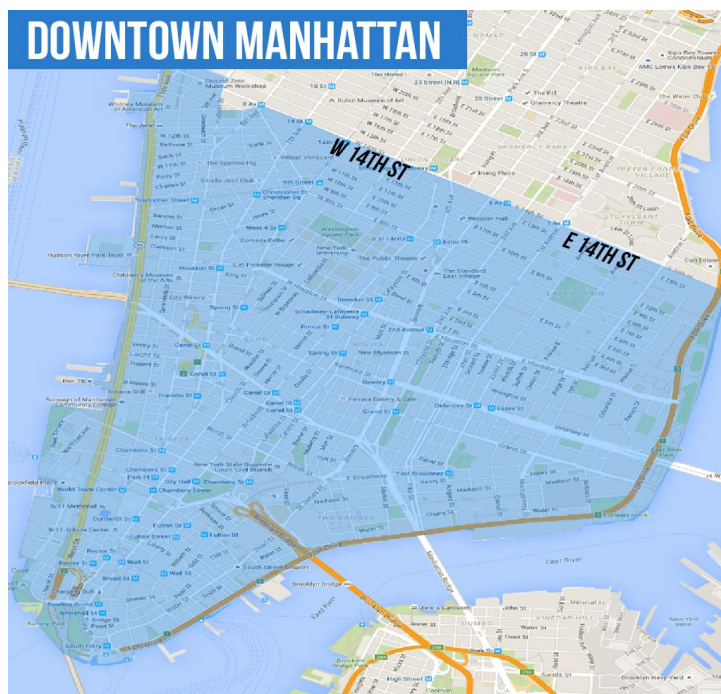
2% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.34M

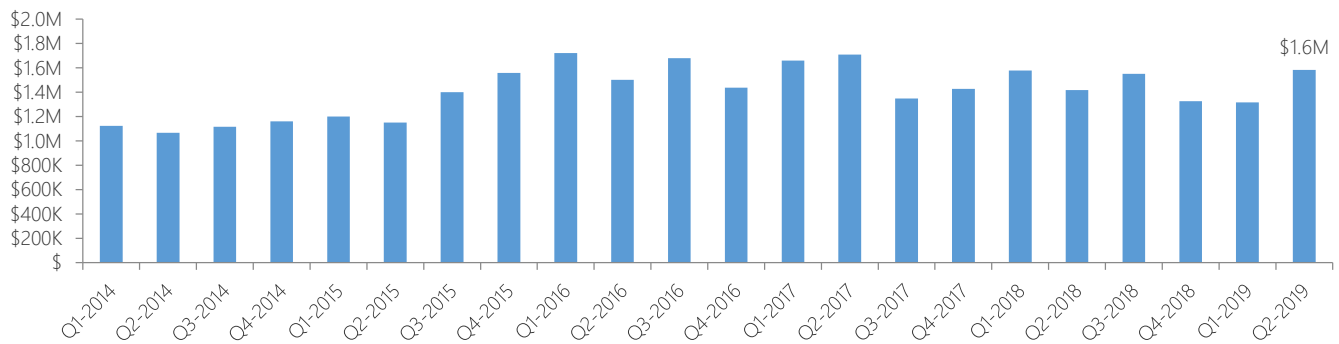
26% YoY

NEIGHBORHOOD BOUNDARIES

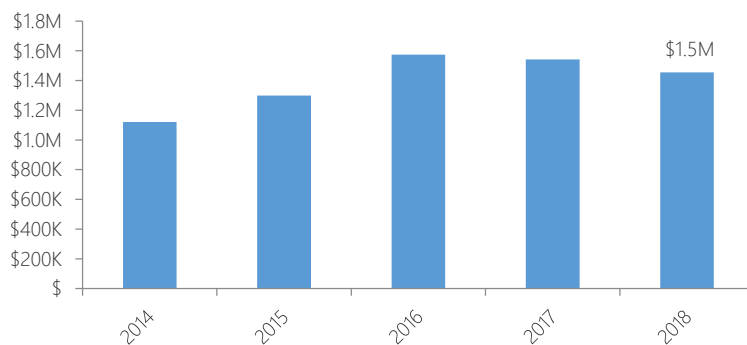


RESIDENTIAL STATS

Median Sale Price by Quarter

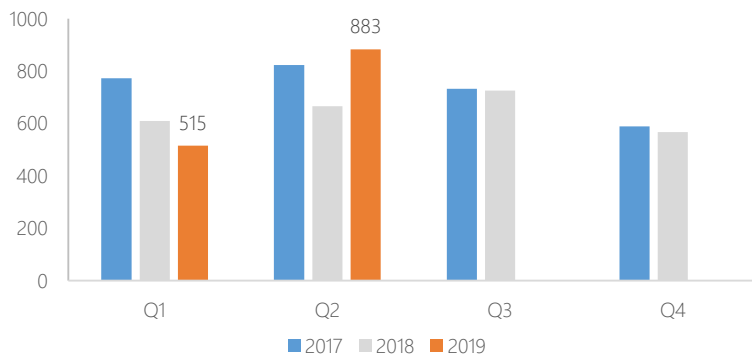


Median Sale Price by Year



Number of Transactions

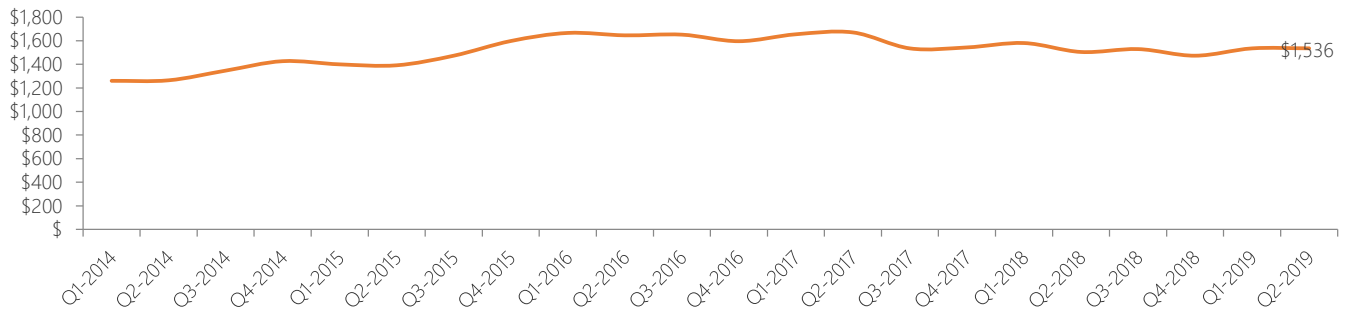
Quarter	2014	2015	2016	2017	2018	2019
Q1	654	570	758	773	610	515
Q2	774	686	766	823	666	883
Q3	818	842	819	732	725	
Q4	678	660	648	589	567	



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Median Sale Price per Square Foot

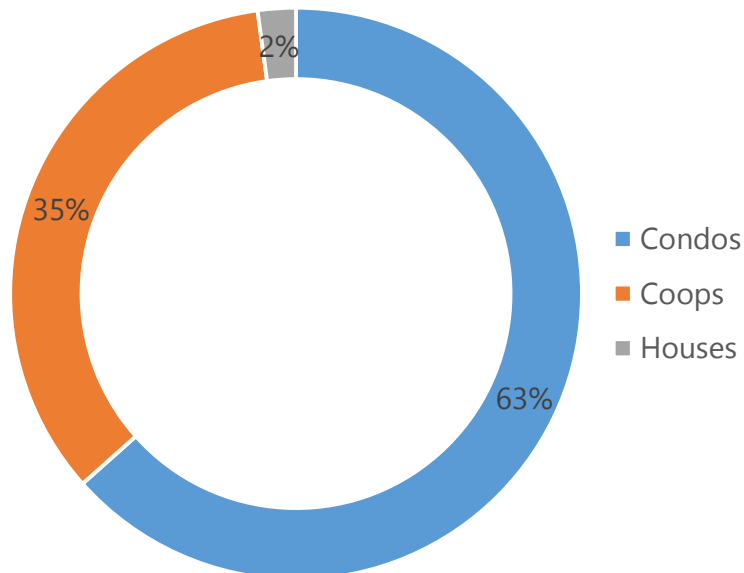


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,235,075	9%	\$1,632	0%	560
Coops	\$950,000	6%	\$1,234	-6%	304
Houses	\$9,800,000	61%	\$2,759	17%	19

Number of Sales by Building Type



TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
150 Charles St #PHB	1-00636-1292	20-Jun-19	\$31,858,200	Condo	4,976
607 Hudson St #2	1-00624-1402	13-May-19	\$30,000,000	Condo	9,615
2 N Moore St	1-00189-0039	25-Jun-19	\$26,777,133	House	10,916
56 Leonard St #PH53	1-00176-1141	3-Jun-19	\$25,000,000	Condo	
21 E Twelfth St #3A	1-00570-1104	8-Apr-19	\$23,278,631	Condo	
11 W Twelfth St	1-00576-0048	14-Jun-19	\$19,900,000	House	8,125
71 Laight St #PHA	1-00217-1418	14-Jun-19	\$19,500,000	Condo	4,600
42 Crosby St #PH	1-00483-1112	18-Jun-19	\$19,102,750	Condo	
130 W Twelfth St #PH	1-00607-1242	12-Jun-19	\$18,500,000	Condo	3,875
2 Park Pl #40A	1-00123-1021	18-Jun-19	\$18,000,000	Condo	5,830
295-309 Lafayette St #8B	1-00510-1103	2-Apr-19	\$18,000,000	Condo	5,391
295-309 Lafayette St #9A	1-00510-1105	29-May-19	\$18,000,000	Condo	4,575
146 Waverly Pl	1-00592-0060	28-Jun-19	\$17,400,000	House	6,118
11 Beach St #PHB	1-00212-1427	9-May-19	\$16,525,000	Condo	5,985
150 Wooster St #6	1-00514-1507	28-Jun-19	\$16,325,000	Condo	
2 Park Pl #37A	1-00123-1015	27-Jun-19	\$16,200,000	Condo	
64 E Seventh St	1-00448-0016	14-May-19	\$15,750,000	House	5,299
145 W Eleventh St #4	1-00607-1309	26-Jun-19	\$15,750,000	Condo	4,529
122 Greenwich Ave #PHA	1-00618-1430	24-May-19	\$15,500,000	Condo	5,695
36 Bleecker St #PHA	1-00521-1518	26-Jun-19	\$14,800,000	Condo	4,480
215 Sullivan St #THA	1-00539-1101	4-Jun-19	\$14,650,000	Condo	7,436
101 Murray St #52W	1-00142-1940	28-Jun-19	\$14,450,000	Condo	
101 Murray St #58W	1-00142-1950	16-May-19	\$14,419,880	Condo	
101 Murray St #59W	1-00142-1952	24-Apr-19	\$13,750,000	Condo	
30 Park Pl #77B	1-00123-1255	15-May-19	\$13,750,000	Condo	3,173
180 Avenue Of The Americas #PHA	1-00504-1025	9-May-19	\$13,500,000	Condo	5,286
186 Sullivan St	1-00526-0066	28-Jun-19	\$13,125,000	House	3,960
65 W 13th St #6B	1-00577-1138	28-Jun-19	\$13,050,000	Condo	2,836
150 Charles St #10B	1-00636-1281	5-Jun-19	\$12,992,500	Condo	3,396
30 Sullivan St	1-00490-0029	5-Apr-19	\$12,296,500	House	
101 Murray St #48W	1-00142-1932	13-May-19	\$12,285,731	Condo	
101 Murray St #50W	1-00142-1936	5-Apr-19	\$12,200,000	Condo	
101 Murray St #45W	1-00142-1926	18-Apr-19	\$12,040,000	Condo	
37 W Eleventh St	1-00575-0068	27-Jun-19	\$11,800,000	House	3,696
30 Park Pl #71A	1-00123-1238	27-Jun-19	\$11,345,000	Condo	3,699
121 Leroy St	1-00602-0077	27-Jun-19	\$11,291,873	House	
109 W Eleventh St	1-00607-0050	22-May-19	\$11,200,000	House	4,060
275 W Tenth St #11D	1-00631-1249	12-Jun-19	\$11,000,000	Condo	
17 E Twelfth St #6	1-00570-1305	13-Jun-19	\$10,500,000	Condo	4,514
17 E Twelfth St #5	1-00570-1304	24-Jun-19	\$10,025,000	Condo	4,514
275 W Tenth St #12A	1-00631-1252	14-May-19	\$9,877,025	Condo	
60 W Ninth St	1-00572-0012	27-Jun-19	\$9,800,000	House	5,065
66 Charles St	1-00620-0064	8-Apr-19	\$9,750,000	House	2,880
62 Cooper Sq #11A	1-00544-1024	16-Apr-19	\$9,750,000	Condo	6,344
101 Murray St #51E	1-00142-1937	27-Jun-19	\$9,625,000	Condo	
101 Murray St #48E	1-00142-1931	24-Jun-19	\$9,344,368	Condo	
101 Murray St #50E	1-00142-1935	25-Jun-19	\$9,300,000	Condo	
101 Murray St #49E	1-00142-1933	24-Jun-19	\$9,255,000	Condo	
145 Hudson St #7A	1-00214-1142	24-Jun-19	\$9,250,000	Condo	3,908
101 Murray St #47E	1-00142-1929	13-Jun-19	\$9,062,425	Condo	



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Address	BBL	Sale date	Sale price	Property type	Sqft
54 Mac Dougal St #D	1-00518-1504	28-Jun-19	\$9,050,000	Condo	
18 W Eleventh St	1-00574-0035	21-Jun-19	\$9,000,000	House	5,040
71 Laight St #3C	1-00217-1409	14-May-19	\$9,000,000	Condo	3,708
101 Murray St #46E	1-00142-1927	27-Jun-19	\$8,904,596	Condo	
208 W Eleventh St	1-00613-0049	4-Apr-19	\$8,900,000	House	3,040
7 Hubert St #M5	1-00214-1205	17-Jun-19	\$8,550,000	Condo	4,464
160 W Twelfth St #64	1-00607-1428	14-May-19	\$8,300,000	Condo	2,818
412 Greenwich St #4D	1-00217-1425	10-Jun-19	\$8,275,000	Condo	3,243
243 Waverly Pl	1-00614-0047	19-Jun-19	\$8,000,000	House	3,068
132 Perry St #8	1-00632-1113	7-May-19	\$8,000,000	Condo	3,058
67 Franklin St #6B	1-00174-1411	10-May-19	\$7,900,000	Condo	
150 Charles St #4DS	1-00636-1246	28-Jun-19	\$7,840,525	Condo	2,618
204 Forsyth St #PH	1-00422-1211	28-May-19	\$7,600,000	Condo	2,593
178 Franklin St #12	1-00187-0002	11-Jun-19	\$7,500,000	Coop	
148 Greene St #4E	1-00513-0010	28-Jun-19	\$7,500,000	Coop	
30 Park Pl #71B	1-00123-1239	10-May-19	\$7,450,000	Condo	2,631
56 Leonard St #16BE	1-00176-1028	24-Jun-19	\$7,450,000	Condo	
40 Bond St #5A	1-00530-1510	22-May-19	\$7,400,000	Condo	2,617
123 E Tenth St	1-00466-0046	28-Jun-19	\$7,350,000	House	2,385
21 Mercer St #5	1-00230-1005	3-May-19	\$7,100,000	Condo	3,096
100 Barclay St #19C	1-00084-1125	17-Jun-19	\$7,095,061	Condo	
67 Franklin St #4D	1-00174-1409	25-Apr-19	\$7,079,588	Condo	
285 Lafayette St #5E	1-00510-1019	21-Jun-19	\$7,070,000	Condo	2,660
108-110 Franklin St #4	1-00178-0007	28-Jun-19	\$6,950,000	Coop	
110 W Washington Pl	1-00592-0014	15-Apr-19	\$6,800,000	House	2,646
110 Hudson St #6	1-00189-1027	31-May-19	\$6,791,300	Condo	3,629
150 Charles St #3AN	1-00636-1223	24-May-19	\$6,700,000	Condo	2,414
284 Lafayette St #5C	1-00510-0006	27-Jun-19	\$6,665,000	Coop	2,720
240 E Tenth St #16B	1-00451-1136	9-Apr-19	\$6,600,000	Condo	2,507
42 Crosby St #2N	1-00483-1104	26-Jun-19	\$6,600,000	Condo	
34 Prince St #2B	1-00494-1204	25-Apr-19	\$6,559,313	Condo	2,615
242 Broome St #PHB	1-00409-1259	27-Jun-19	\$6,520,000	Condo	2,478
451 Broome St #10W	1-00474-0029	16-May-19	\$6,500,000	Coop	
101 Murray St #42A	1-00142-1916	4-Jun-19	\$6,465,888	Condo	
54 Bond St #UNIT2	1-00530-1604	20-Jun-19	\$6,400,000	Condo	2,274
101 Murray St #43A	1-00142-1919	5-Jun-19	\$6,368,000	Condo	
101 Murray St #41A	1-00142-1913	10-Jun-19	\$6,200,000	Condo	
30 Park Pl #48A	1-00123-1151	26-Jun-19	\$6,150,000	Condo	2,219
101 Murray St #40A	1-00142-1910	31-May-19	\$6,150,000	Condo	
21 E Twelfth St #16C	1-00570-1142	31-May-19	\$6,078,963	Condo	
15 Commerce St	1-00587-0065	26-Jun-19	\$6,000,000	House	1,638
32 E First St #PH8A	1-00443-1429	26-Jun-19	\$5,956,763	Condo	
101 Murray St #37A	1-00142-1901	3-Jun-19	\$5,956,763	Condo	
21 E Twelfth St #17C	1-00570-1145	18-Jun-19	\$5,948,994	Condo	2,028
30 Park Pl #46A	1-00123-1142	30-May-19	\$5,945,000	Condo	2,219
471 Washington St #5	1-00595-1507	18-Apr-19	\$5,800,000	Condo	3,578
438 E Twelfth St #PHE	1-00439-1086	27-Jun-19	\$5,793,511	Condo	
443 Greenwich St #1F	1-00222-1206	24-Apr-19	\$5,761,259	Condo	
100 Barclay St #22B	1-00084-1136	27-Jun-19	\$5,753,113	Condo	
20 Greene St #5B	1-00230-1210	18-Jun-19	\$5,739,500	Condo	2,625



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