

FINANCIAL DISTRICT

A quarterly analysis of residential sales
in Financial District, Manhattan

2nd Quarter 2019



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Residential Market Report, 2nd Quarter 2019

Financial District, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.1M

12% YoY

NO. OF TRANSACTIONS

98

10% YoY

MEDIAN PRICE/SQ.FT.

\$1,232

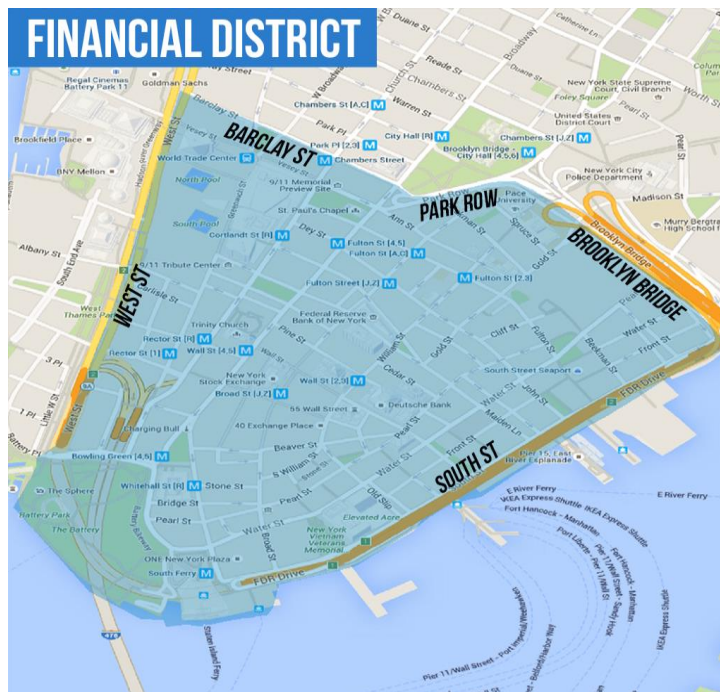
0% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.34M

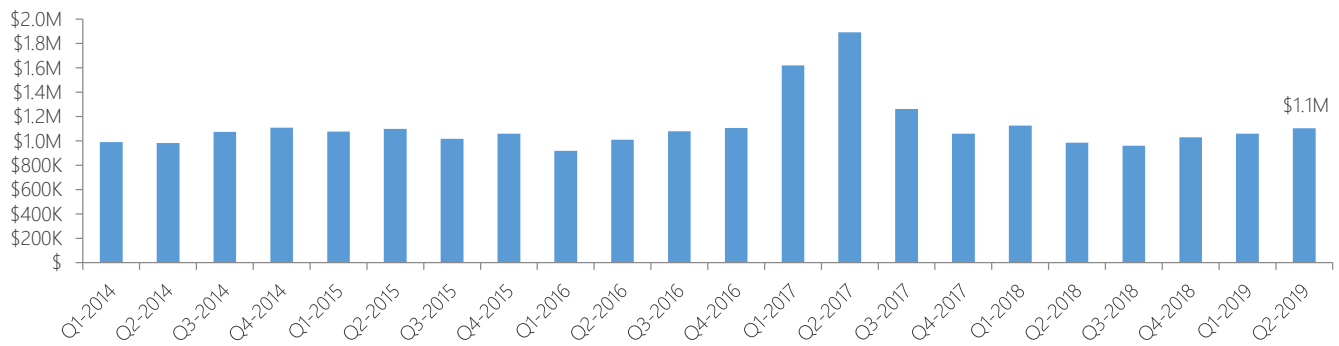
26% YoY

NEIGHBORHOOD BOUNDARIES

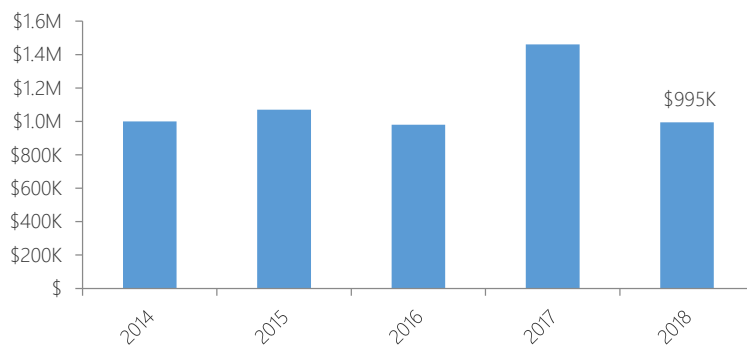


RESIDENTIAL STATS

Median Sale Price by Quarter

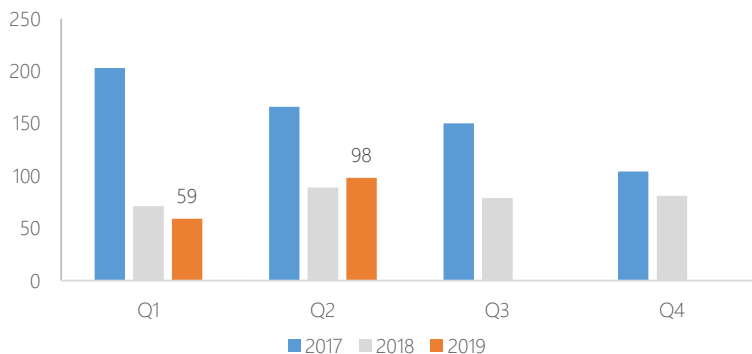


Median Sale Price by Year



Number of Transactions

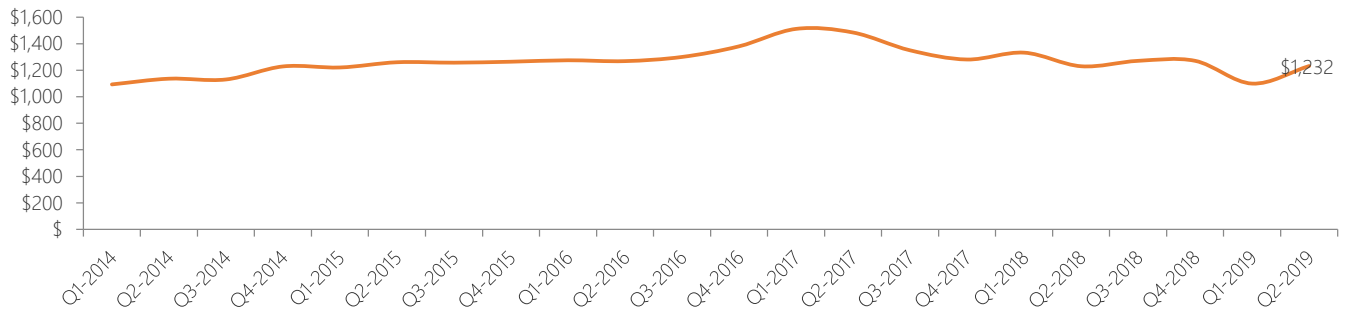
Quarter	2014	2015	2016	2017	2018	2019
Q1	119	87	96	203	71	59
Q2	148	120	123	166	89	98
Q3	131	120	115	150	79	
Q4	116	92	120	104	81	



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Median Sale Price per Square Foot

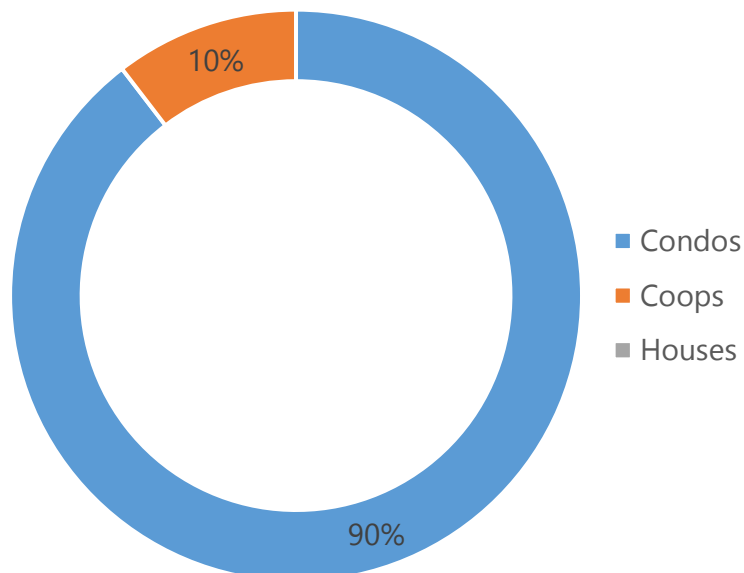


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,162,500	10%	\$1,251	1%	86
Coops	\$755,000	-21%	\$909	-22%	10
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
100 Barclay St #19C	1-00084-1125	17-Jun-19	\$7,095,061	Condo	
100 Barclay St #22B	1-00084-1136	27-Jun-19	\$5,753,113	Condo	
100 Barclay St #23B	1-00084-1140	21-Jun-19	\$5,200,000	Condo	2,870
130 Beekman St #2AB	1-00097-1101	19-Jun-19	\$5,000,000	Condo	3,232
100 Barclay St #16B	1-00084-1096	26-Jun-19	\$4,850,000	Condo	
15 Broad St #3900	1-00026-1341	14-Jun-19	\$4,250,000	Condo	2,523
100 Barclay St #11F	1-00084-1023	28-Jun-19	\$3,585,600	Condo	
100 Barclay St #13R	1-00084-1067	14-May-19	\$3,575,000	Condo	2,190
100 Barclay St #12F	1-00084-1040	1-Apr-19	\$3,550,000	Condo	
127 Fulton St #6	1-00091-1007	21-May-19	\$3,150,000	Condo	2,626
100 Barclay St #13C	1-00084-1054	20-Jun-19	\$2,910,000	Condo	1,443
100 Barclay St #15J	1-00084-1088	31-May-19	\$2,800,000	Condo	1,410
59 John St #10C	1-00078-1666	22-May-19	\$2,760,000	Condo	2,279
15 Broad St #1620	1-00026-1093	16-Apr-19	\$2,670,000	Condo	2,300
115 Nassau St #23A	1-00090-1221	27-Jun-19	\$2,500,000	Condo	
15 William St #46L	1-00025-1717	25-Jun-19	\$2,385,000	Condo	1,592
15 William St #41L	1-00025-1682	20-Jun-19	\$2,275,000	Condo	1,592
18-20 Pine St #2406	1-00044-1340	7-Jun-19	\$2,230,000	Condo	1,807
115 Nassau St #17A	1-00090-1203	20-May-19	\$2,200,000	Condo	
140 Nassau St #12C	1-00100-0026	4-Apr-19	\$2,175,000	Coop	
150 Nassau St #2C	1-00100-1005	30-May-19	\$2,050,000	Condo	1,571
18-20 Pine St #3204	1-00044-1395	14-Jun-19	\$2,000,000	Condo	1,573
101 Wall St #2C	1-00033-1006	30-Apr-19	\$1,985,000	Condo	
101 Wall St #15B	1-00033-1038	9-May-19	\$1,937,520	Condo	
55 Wall St #602	1-00027-1020	30-May-19	\$1,758,170	Condo	1,177
15 William St #42I	1-00025-1686	6-May-19	\$1,715,000	Condo	1,273
15 William St #24E	1-00025-1544	10-May-19	\$1,675,000	Condo	1,300
20 West St #23E	1-00015-1242	4-Jun-19	\$1,650,000	Condo	645
75 Wall St #29M	1-00031-1197	12-Apr-19	\$1,635,000	Condo	1,244
15 William St #20H	1-00025-1515	16-Apr-19	\$1,575,000	Condo	1,373
59 John St #7D	1-00078-1644	16-May-19	\$1,570,000	Condo	1,210
264 Water St #5B	1-00106-1317	23-Apr-19	\$1,550,000	Condo	1,552
101 Wall St #11C	1-00033-1030	20-May-19	\$1,525,000	Condo	1,263
15 William St #17H	1-00025-1491	9-May-19	\$1,500,000	Condo	1,373
50 Pine St #11S	1-00041-1020	5-Apr-19	\$1,475,000	Condo	1,065
15 William St #45J	1-00025-1708	26-Jun-19	\$1,385,000	Condo	960
18-20 Pine St #1814	1-00044-1255	15-Apr-19	\$1,355,000	Condo	1,204
75 Wall St #33P	1-00031-1272	6-Jun-19	\$1,350,000	Condo	1,133
99 John St #1909	1-00076-1460	28-May-19	\$1,250,000	Condo	970
1 Wall Street Ct #1105	1-00028-1088	26-Jun-19	\$1,240,000	Condo	1,494
90 William St #12C	1-00068-1242	2-Apr-19	\$1,225,800	Condo	1,072
75 Wall St #25K	1-00031-1123	22-May-19	\$1,175,000	Condo	826
40 Broad St #17B	1-00024-1047	15-Apr-19	\$1,150,000	Condo	1,051
15 William St #42B	1-00025-1684	12-Apr-19	\$1,145,000	Condo	791
15 William St #38G	1-00025-1658	1-May-19	\$1,105,000	Condo	800
15 William St #39G	1-00025-1666	13-May-19	\$1,105,000	Condo	800
99 John St #1606	1-00076-1417	10-May-19	\$1,100,000	Condo	1,670
176 Broadway #3B	1-00065-0017	18-Jun-19	\$1,100,000	Coop	
15 William St #30C	1-00025-1590	23-May-19	\$1,100,000	Condo	832
80 John St #6F	1-00068-1045	20-Jun-19	\$1,090,000	Condo	1,006



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Address	BBL	Sale date	Sale price	Property type	Sqft
99 John St #1910	1-00076-1461	19-Apr-19	\$1,075,000	Condo	958
15 William St #34F	1-00025-1625	18-Apr-19	\$1,060,000	Condo	812
18-20 Pine St #1806	1-00044-1247	17-Jun-19	\$1,040,000	Condo	1,070
88 Greenwich St #2202	1-00018-1381	3-May-19	\$1,022,250	Condo	831
71 Nassau St #4C	1-00079-1114	21-Jun-19	\$999,000	Condo	892
88 Greenwich St #2001	1-00018-1363	17-May-19	\$998,500	Condo	798
101 Wall St #11A	1-00033-1028	24-May-19	\$973,806	Condo	703
80 Gold St #11L	1-00094-0001	10-Apr-19	\$960,000	Coop	
15 William St #21C	1-00025-1518	20-Jun-19	\$950,000	Condo	832
1 Wall Street Ct #1109	1-00028-1092	13-Jun-19	\$940,000	Condo	949
15 William St #37D	1-00025-1647	3-Apr-19	\$935,000	Condo	698
150 Nassau St #3C	1-00100-1009	21-Jun-19	\$920,000	Condo	650
15 William St #33D	1-00025-1615	9-Apr-19	\$919,500	Condo	698
15 Broad St #2128	1-00026-1174	23-May-19	\$905,000	Condo	916
150 Nassau St #5C	1-00100-1030	1-May-19	\$900,000	Condo	650
18-20 Pine St #2103	1-00044-1292	25-Jun-19	\$870,000	Condo	820
99 John St #513	1-00076-1194	9-May-19	\$857,756	Condo	791
88 Greenwich St #1710	1-00018-1338	7-May-19	\$845,000	Condo	797
88 Greenwich St #725	1-00018-1141	1-May-19	\$840,000	Condo	845
120 Greenwich St #2C	1-00053-1006	17-May-19	\$830,000	Condo	715
75 Wall St #30Q	1-00031-1219	16-May-19	\$815,000	Condo	582
150 Nassau St #16B	1-00100-1108	16-Jun-19	\$800,000	Condo	2,353
99 John St #605	1-00076-1211	18-Apr-19	\$785,000	Condo	713
3 Hanover Sq #2C	1-00028-0001	12-Jun-19	\$767,500	Coop	825
80 Gold St #27H	1-00094-0001	31-May-19	\$760,000	Coop	
80 Gold St #15N	1-00094-0001	4-Apr-19	\$750,000	Coop	
120 Greenwich St #9G	1-00053-1073	7-Jun-19	\$735,000	Condo	557
123 Washington St #30E	1-00053-1422	5-Apr-19	\$692,410	Condo	448
111 Fulton St #805	1-00091-1329	12-Jun-19	\$685,000	Condo	559
80 Gold St #9M	1-00094-0001	30-May-19	\$680,000	Coop	
75 Wall St #21I	1-00031-1050	1-Apr-19	\$675,000	Condo	438
80 Gold St #6F	1-00094-0001	5-Apr-19	\$650,000	Coop	725
80 Gold St #6M	1-00094-0001	23-Apr-19	\$650,000	Coop	715
99 John St #1111	1-00076-1347	6-Jun-19	\$632,500	Condo	505
80 Gold St #6H	1-00094-0001	4-Apr-19	\$630,400	Coop	
88 Greenwich St #1220	1-00018-1269	20-May-19	\$630,000	Condo	618
123 Washington St #30C	1-00053-1420	12-Apr-19	\$615,000	Condo	394
88 Greenwich St #719	1-00018-1135	7-Jun-19	\$605,500	Condo	577
88 Greenwich St #324	1-00018-1024	28-May-19	\$530,000	Condo	606
170 John St #2A	1-00072-1002	23-Apr-19	\$520,000	Condo	485
150 Nassau St #3F	1-00100-1012	21-Jun-19	\$270,312	Condo	698
150 Nassau St #3E	1-00100-1011	21-Jun-19	\$152,242	Condo	609



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