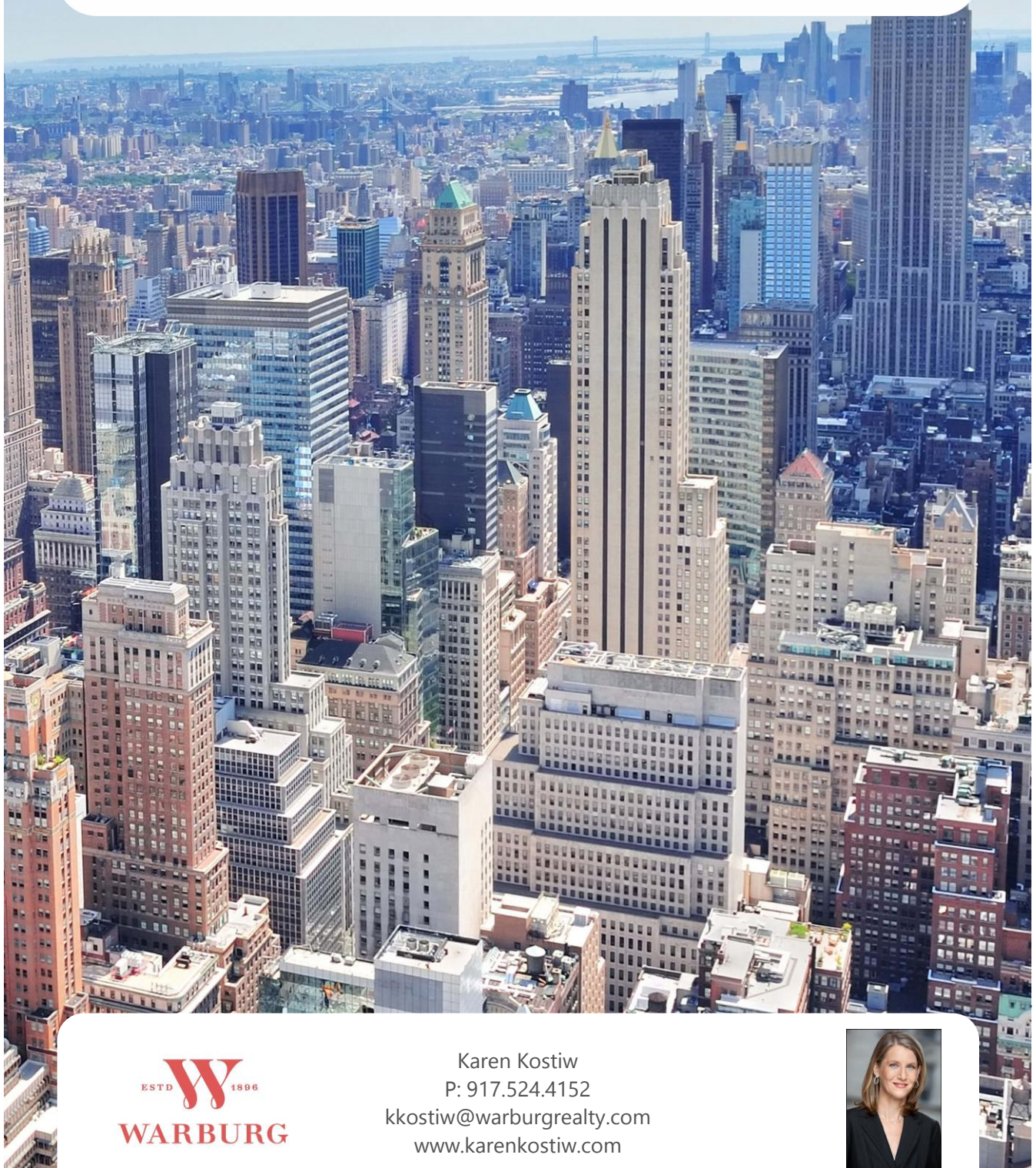


GARMENT DISTRICT

A quarterly analysis of residential sales
in Garment District, Manhattan

2nd Quarter 2019



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Residential Market Report, 2nd Quarter 2019

Garment District, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$2.62M

12% YoY

NO. OF TRANSACTIONS

8

-56% YoY

MEDIAN PRICE/SQ.FT.

\$2,279

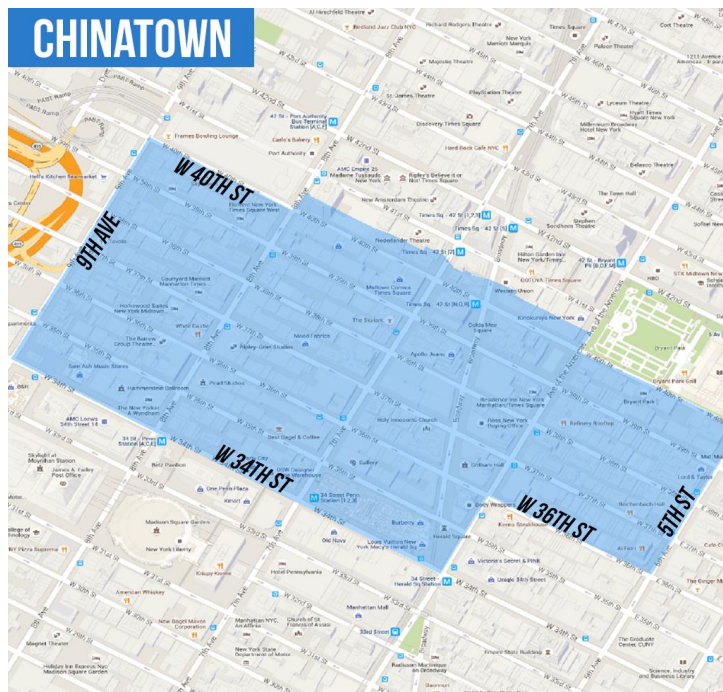
7% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.34M

26% YoY

NEIGHBORHOOD BOUNDARIES

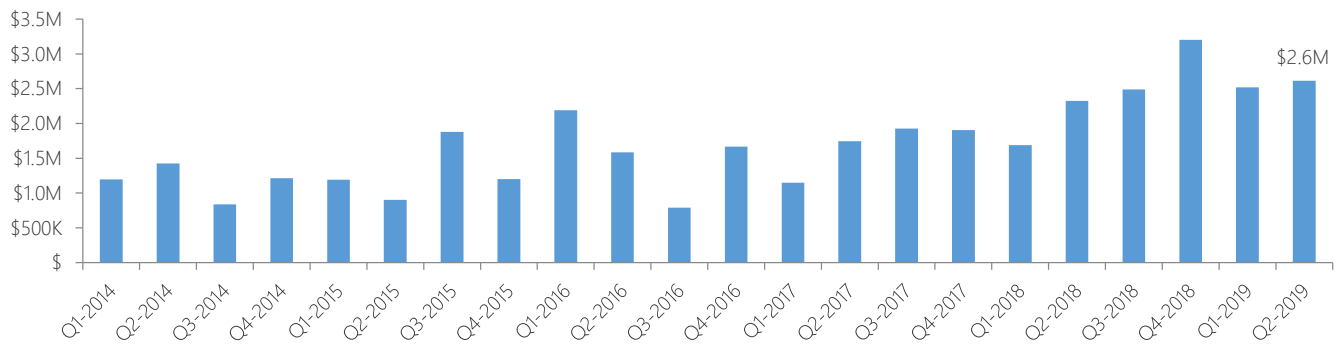


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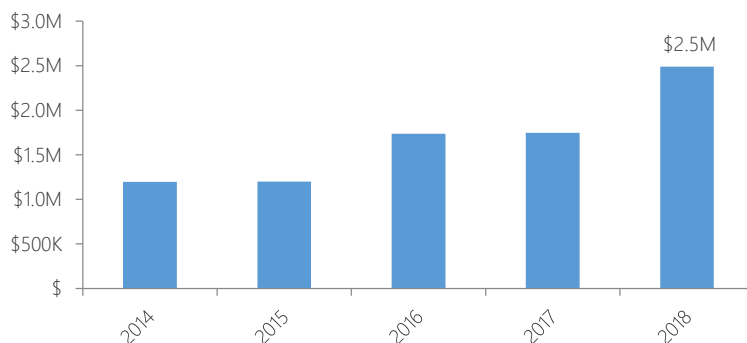


RESIDENTIAL STATS

Median Sale Price by Quarter

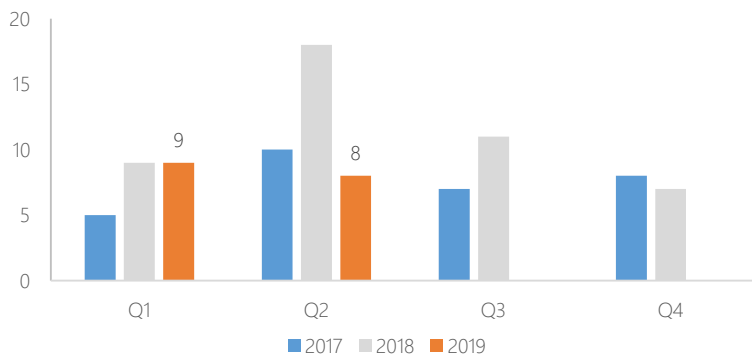


Median Sale Price by Year



Number of Transactions

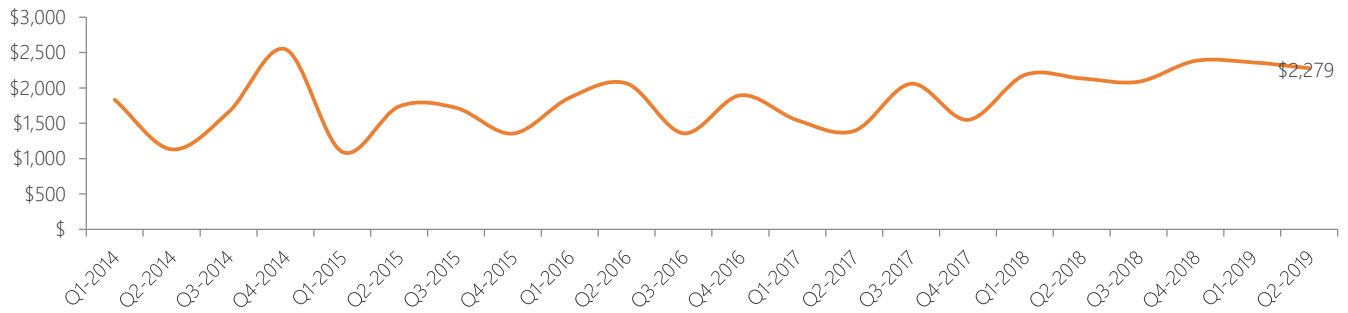
Quarter	2014	2015	2016	2017	2018	2019
Q1	9	8	10	5	9	9
Q2	10	3	10	10	18	8
Q3	11	9	3	7	11	
Q4	21	9	12	8	7	



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Median Sale Price per Square Foot

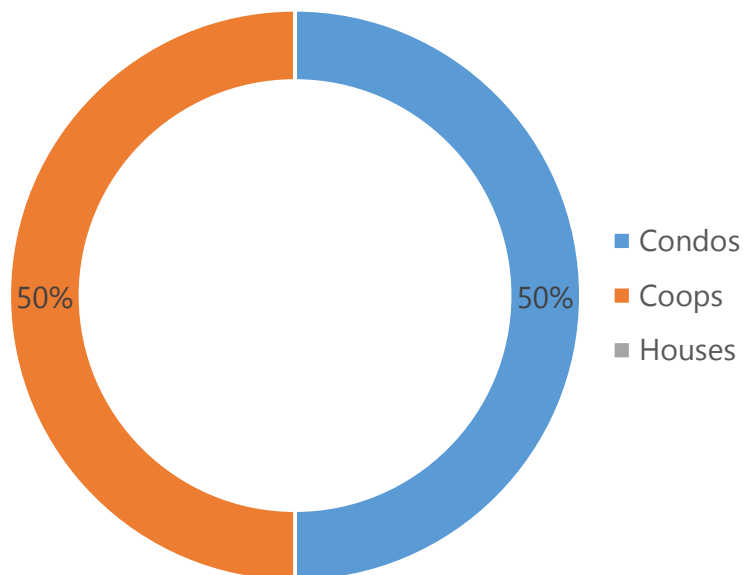


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$3,925,451	53%	\$2,935	35%	4
Coops	\$1,977,500	100%	\$1,031	-2%	4
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
16 W 40th St #28A	1-00841-1050	29-May-19	\$4,850,000	Condo	1,650
16 W 40th St #27C	1-00841-1049	17-Apr-19	\$3,955,901	Condo	1,329
16 W 40th St #28C	1-00841-1052	8-May-19	\$3,895,000	Condo	1,329
353 W 39th St #6E	1-00763-0008	3-Jun-19	\$3,100,000	Coop	
353 W 39th St #8E	1-00763-0008	3-Jun-19	\$2,130,000	Coop	
28 W 38th St #9E	1-00839-0063	31-May-19	\$1,825,000	Coop	1,800
344 W 38th St #11E	1-00761-0059	4-Apr-19	\$965,000	Coop	920
100 W 39th St #40C	1-00814-1050	11-Apr-19	\$815,000	Condo	501



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