

NOMAD

A quarterly analysis of residential sales
in NoMad, Manhattan

2nd Quarter 2019



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Residential Market Report, 2nd Quarter 2019

NoMad, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$2.39M

49% YoY

NO. OF TRANSACTIONS

41

-46% YoY

MEDIAN PRICE/SQ.FT.

\$1,851

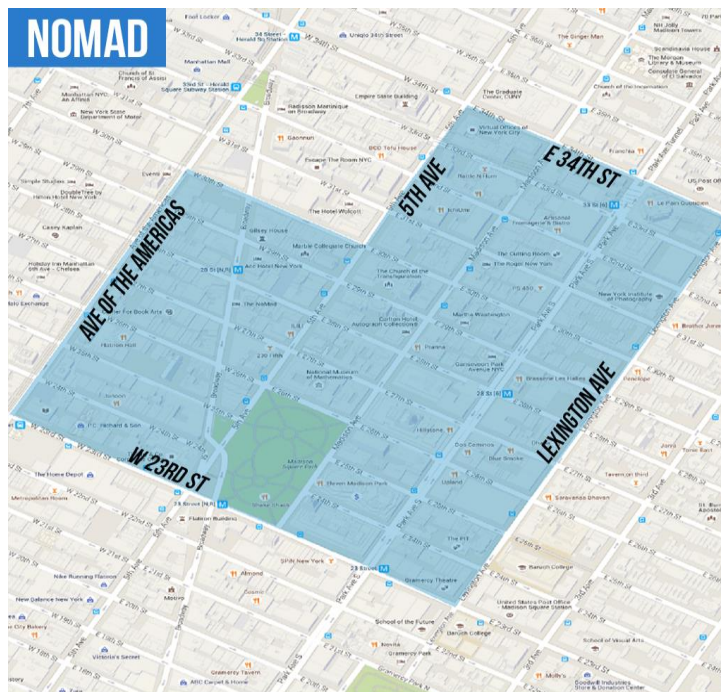
-8% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.34M

26% YoY

NEIGHBORHOOD BOUNDARIES

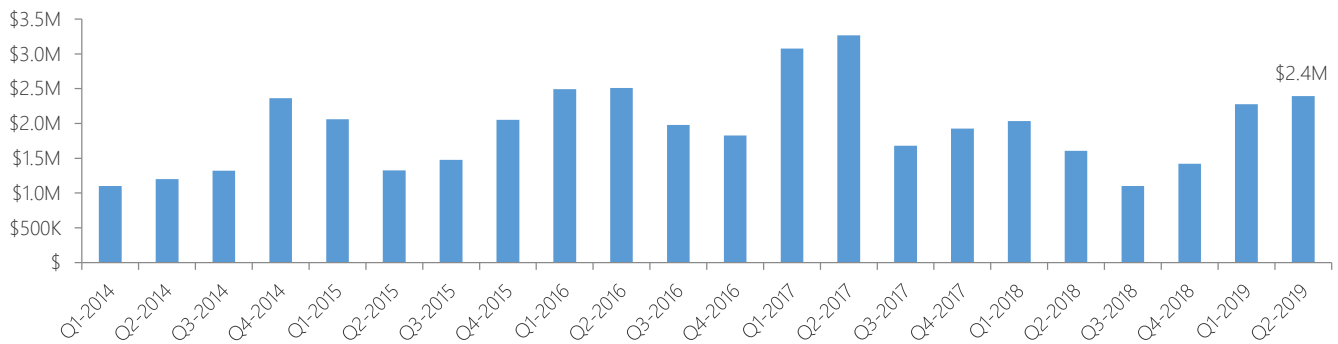


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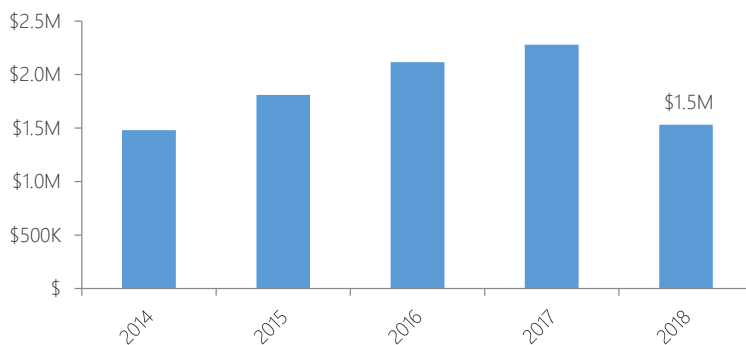


RESIDENTIAL STATS

Median Sale Price by Quarter

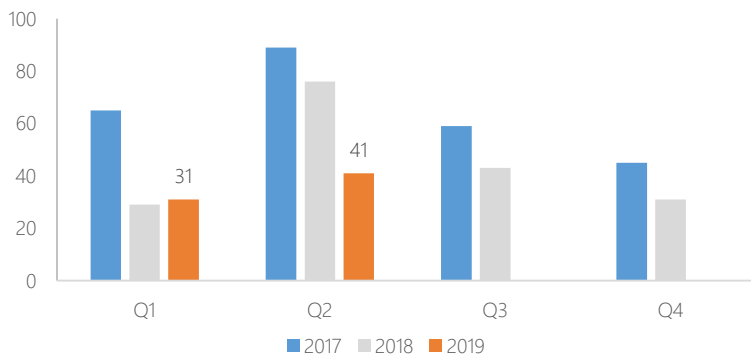


Median Sale Price by Year



Number of Transactions

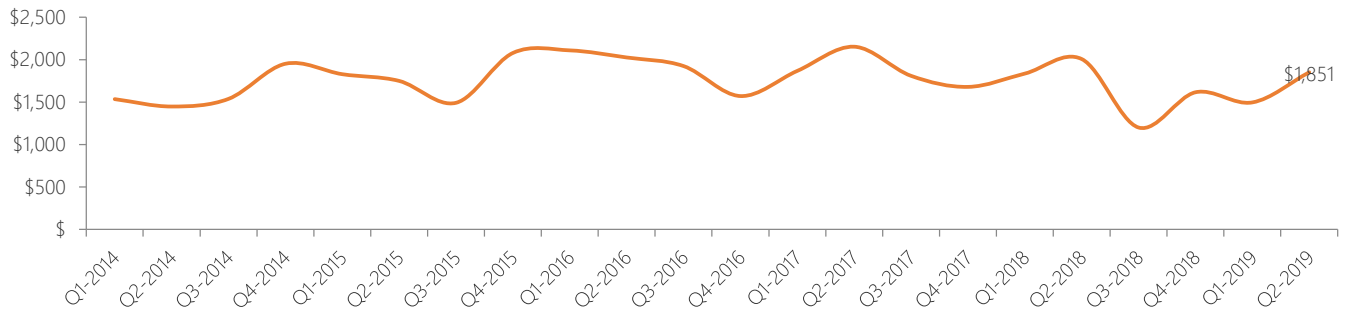
Quarter	2014	2015	2016	2017	2018	2019
Q1	43	49	66	65	29	31
Q2	51	54	99	89	76	41
Q3	46	45	87	59	43	
Q4	69	84	59	45	31	



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Median Sale Price per Square Foot

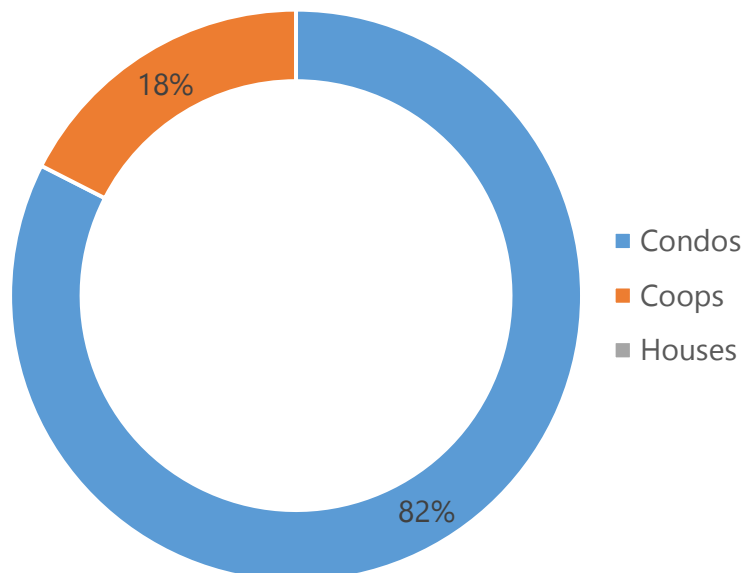


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,845,000	56%	\$1,874	-9%	33
Coops	\$1,085,000	53%	\$986	-9%	7
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
212 Fifth Ave #PHA	1-00827-1048	4-Jun-19	\$51,550,000	Condo	
212 Fifth Ave #18A	1-00827-1041	14-Jun-19	\$16,100,000	Condo	4,155
212 Fifth Ave #15A	1-00827-1035	1-May-19	\$14,300,000	Condo	
212 Fifth Ave #10A	1-00827-1023	1-May-19	\$11,400,000	Condo	3,008
212 Fifth Ave #10B	1-00827-1024	28-Jun-19	\$6,822,275	Condo	
212 Fifth Ave #11B	1-00827-1027	24-Jun-19	\$6,400,000	Condo	
90 Lexington Ave #11A	1-00882-1148	27-Jun-19	\$5,545,165	Condo	
225 Fifth Ave #9L	1-00856-1232	18-Jun-19	\$5,450,000	Condo	1,981
39 E 29th St #PH4B	1-00859-1342	29-May-19	\$4,500,000	Condo	2,058
117 E 29th St #6A	1-00885-1016	14-Jun-19	\$4,250,000	Condo	2,111
39 E 29th St #PH2C	1-00859-1338	20-Jun-19	\$3,800,000	Condo	1,602
14 W 24th St #5THF	1-00825-0056	25-Apr-19	\$3,650,000	Coop	
404 Park Ave S #9C	1-00858-1133	14-Jun-19	\$3,530,000	Condo	1,604
88 Lexington Ave #702	1-00882-1231	27-Jun-19	\$3,300,000	Condo	
11 E 29th St #43A	1-00859-1109	5-Apr-19	\$3,017,500	Condo	1,612
90 Lexington Ave #4D	1-00882-1116	10-May-19	\$2,896,011	Condo	
50 W 30th St #21B	1-00831-1152	12-Apr-19	\$2,845,000	Condo	1,310
90 Lexington Ave #8B	1-00882-1134	24-Apr-19	\$2,824,357	Condo	1,531
50 W 30th St #15B	1-00831-1140	23-May-19	\$2,425,000	Condo	1,310
225 Fifth Ave #2G	1-00856-1109	14-Jun-19	\$2,360,000	Condo	1,138
241 Fifth Ave #16A	1-00857-1039	13-Jun-19	\$2,350,000	Condo	1,198
50 W 30th St #11A	1-00831-1128	31-May-19	\$2,240,000	Condo	1,266
225 Fifth Ave #8G	1-00856-1211	31-May-19	\$2,150,000	Condo	1,157
425 Park Ave S #20AB	1-00885-0001	8-May-19	\$2,025,000	Coop	1,570
325 Fifth Ave #9C	1-00862-1316	15-May-19	\$1,735,583	Condo	1,282
39 E 29th St #18D	1-00859-1284	9-May-19	\$1,550,000	Condo	826
325 Fifth Ave #15H	1-00862-1361	10-May-19	\$1,500,000	Condo	1,198
407 Park Ave S #9A	1-00884-0001	28-May-19	\$1,450,000	Coop	
39 E 29th St #8C	1-00859-1233	24-Jun-19	\$1,370,000	Condo	785
120 E 29th St #5C	1-00884-1117	3-May-19	\$1,290,100	Condo	1,005
241 Fifth Ave #9C	1-00857-1022	14-Jun-19	\$1,250,000	Condo	646
11 E 29th St #7B	1-00859-1005	9-May-19	\$1,185,000	Condo	767
41 E 28th St #7B	1-00858-0032	3-May-19	\$1,085,000	Coop	1,100
41 E 28th St #6C	1-00858-0032	8-May-19	\$925,000	Coop	830
121 E 23rd St #6E	1-00879-1033	20-Jun-19	\$911,500	Condo	657
114 E 27th St #5B	1-00882-1009	2-Apr-19	\$885,000	Condo	544
139 E 33rd St #2L	1-00889-0015	22-May-19	\$628,000	Coop	825
159 Madison Ave #7B	1-00862-0024	5-Jun-19	\$470,000	Coop	600



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