

BATTERY PARK CITY

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

3rd Quarter 2019



Karen Kostiw
P: 917.524.4152
kkostiw@warburgrealty.com
www.karenkostiw.com



Residential Market Report, 3rd Quarter 2019

Battery Park City, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$999K

12% YoY

NO. OF TRANSACTIONS

32

-3% YoY

MEDIAN PRICE/SQ.FT.

\$1,217

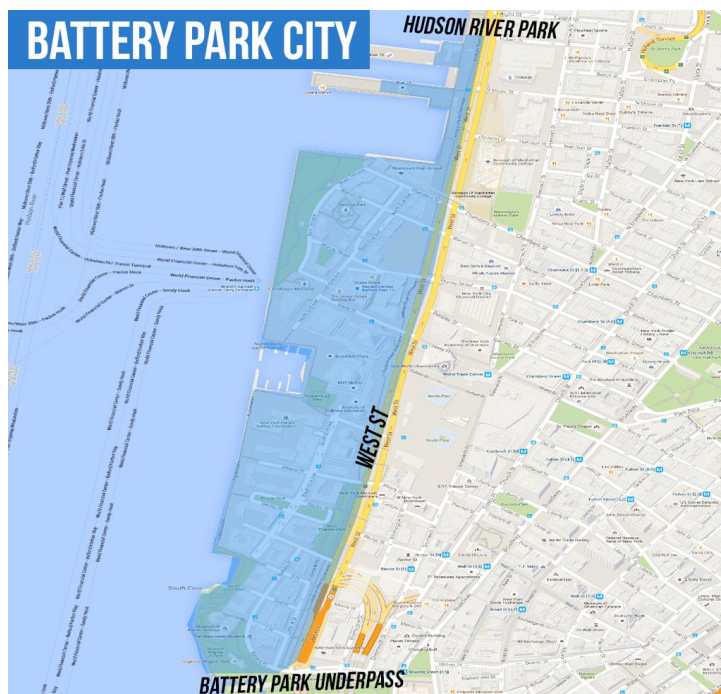
-3% YoY

MANHATTAN
MEDIAN SALE PRICE

\$995K

-9% YoY

NEIGHBORHOOD BOUNDARIES

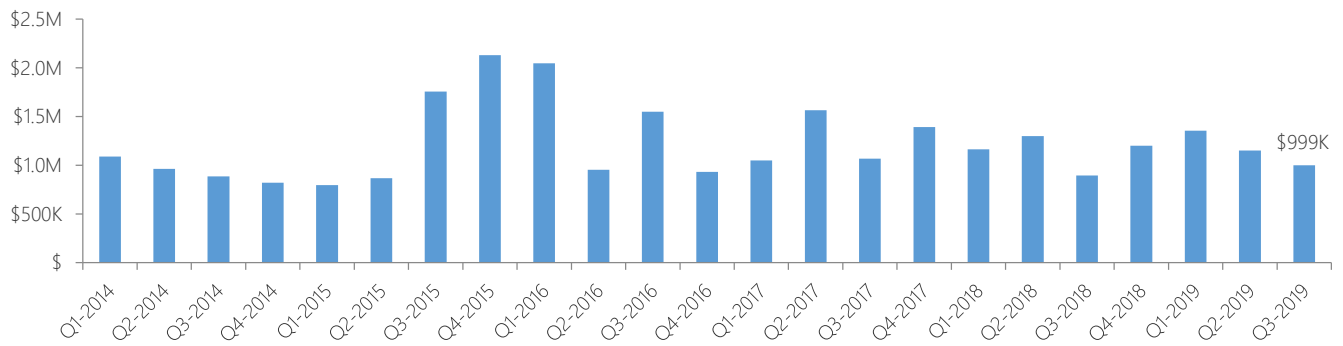


Karen Kostiw
P: 917.524.4152
kkostiw@warburgrealty.com
www.karenkostiw.com

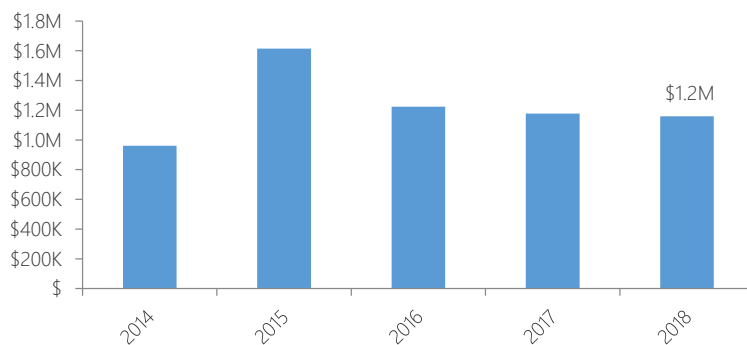


RESIDENTIAL STATS

Median Sale Price by Quarter

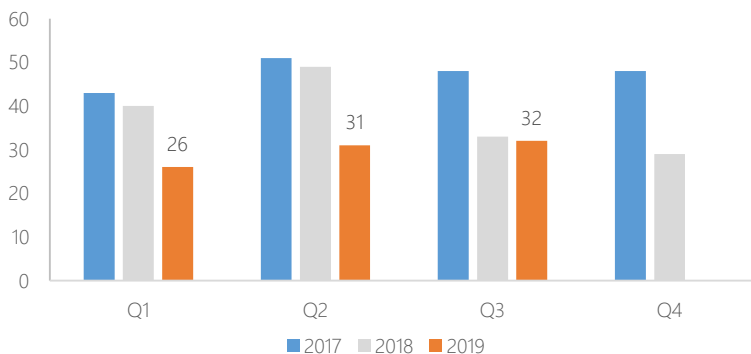


Median Sale Price by Year



Number of Transactions

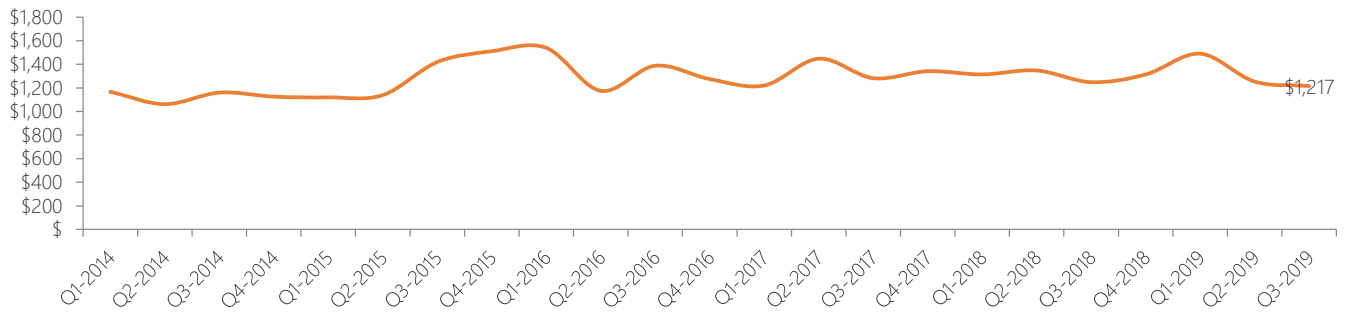
Quarter	2014	2015	2016	2017	2018	2019
Q1	54	33	75	43	40	26
Q2	52	50	50	51	49	31
Q3	53	128	57	48	33	32
Q4	42	86	47	48	29	



Karen Kostiw
P: 917.524.4152
kkostiw@warburgrealty.com
www.karenkostiw.com



Median Sale Price per Square Foot

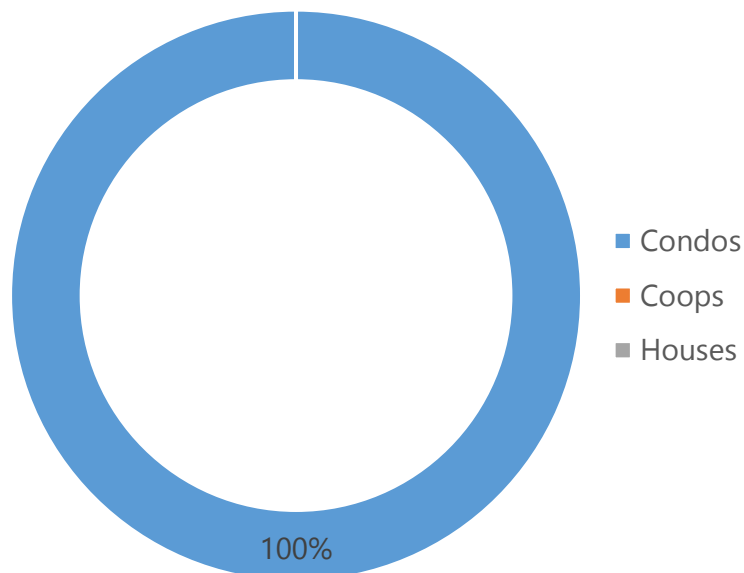


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$998,500	12%	\$1,217	-3%	32
Coops	-	-	-	-	0
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
377 Rector Pl #PHB	1-00016-1240	26-Sep-19	\$4,990,000	Condo	3,180
10 Little West St #PH1A	1-00016-9109	20-Sep-19	\$3,600,000	Condo	1,999
1-2 River Ter #4N	1-00016-3633	23-Aug-19	\$2,660,000	Condo	1,580
70 Little West St #12E	1-00016-1814	1-Aug-19	\$2,605,000	Condo	1,737
212 Warren St #6A	1-00016-4356	19-Jul-19	\$1,972,500	Condo	1,280
212 Warren St #5R	1-00016-4355	27-Sep-19	\$1,910,000	Condo	1,153
21 S End Ave #222	1-00016-6019	15-Jul-19	\$1,695,000	Condo	1,240
333 Rector Pl #710	1-00016-5674	13-Sep-19	\$1,602,500	Condo	1,339
30 West St #3C	1-00016-1410	6-Sep-19	\$1,470,000	Condo	1,089
200 Rector Pl #36M	1-00016-5451	3-Sep-19	\$1,325,000	Condo	1,159
200 Rector Pl #36L	1-00016-5451	3-Sep-19	\$1,325,000	Condo	1,159
70 Little West St #6D	1-00016-1738	24-Sep-19	\$1,225,000	Condo	1,002
21 S End Ave #621	1-00016-6108	16-Aug-19	\$1,200,000	Condo	1,225
21 S End Ave #627	1-00016-6114	31-Jul-19	\$1,120,000	Condo	908
21 S End Ave #401	1-00016-6044	26-Jul-19	\$999,000	Condo	819
225 Rector Pl #12T	1-00016-3396	20-Sep-19	\$998,000	Condo	763
377 Rector Pl #20D	1-00016-1095	11-Sep-19	\$985,663	Condo	779
300 Albany St #7I	1-00016-2472	25-Jul-19	\$875,000	Condo	1,118
99 Battery Pl #18E	1-00016-7109	10-Jul-19	\$850,000	Condo	708
200 Rector Pl #10F	1-00016-5216	26-Sep-19	\$850,000	Condo	645
380 Rector Pl #5P	1-00016-2835	5-Sep-19	\$840,000	Condo	678
350 Albany St #5A	1-00016-2040	23-Aug-19	\$815,000	Condo	840
377 Rector Pl #4L	1-00016-1219	26-Jul-19	\$720,750	Condo	594
200 Rector Pl #16J	1-00016-5329	26-Sep-19	\$710,000	Condo	597
225 Rector Pl #5S	1-00016-3269	13-Sep-19	\$700,000	Condo	621
225 Rector Pl #4E	1-00016-3239	22-Aug-19	\$675,000	Condo	601
300 Albany St #5N	1-00016-2447	13-Aug-19	\$620,000	Condo	647
280 Rector Pl #6H	1-00016-3070	29-Aug-19	\$590,000	Condo	625
280 Rector Pl #5G	1-00016-3053	23-Aug-19	\$570,000	Condo	622
280 Rector Pl #5G	1-00016-3053	23-Aug-19	\$570,000	Condo	622



Karen Kostiw
P: 917.524.4152
kkostiw@warburgrealty.com
www.karenkostiw.com

