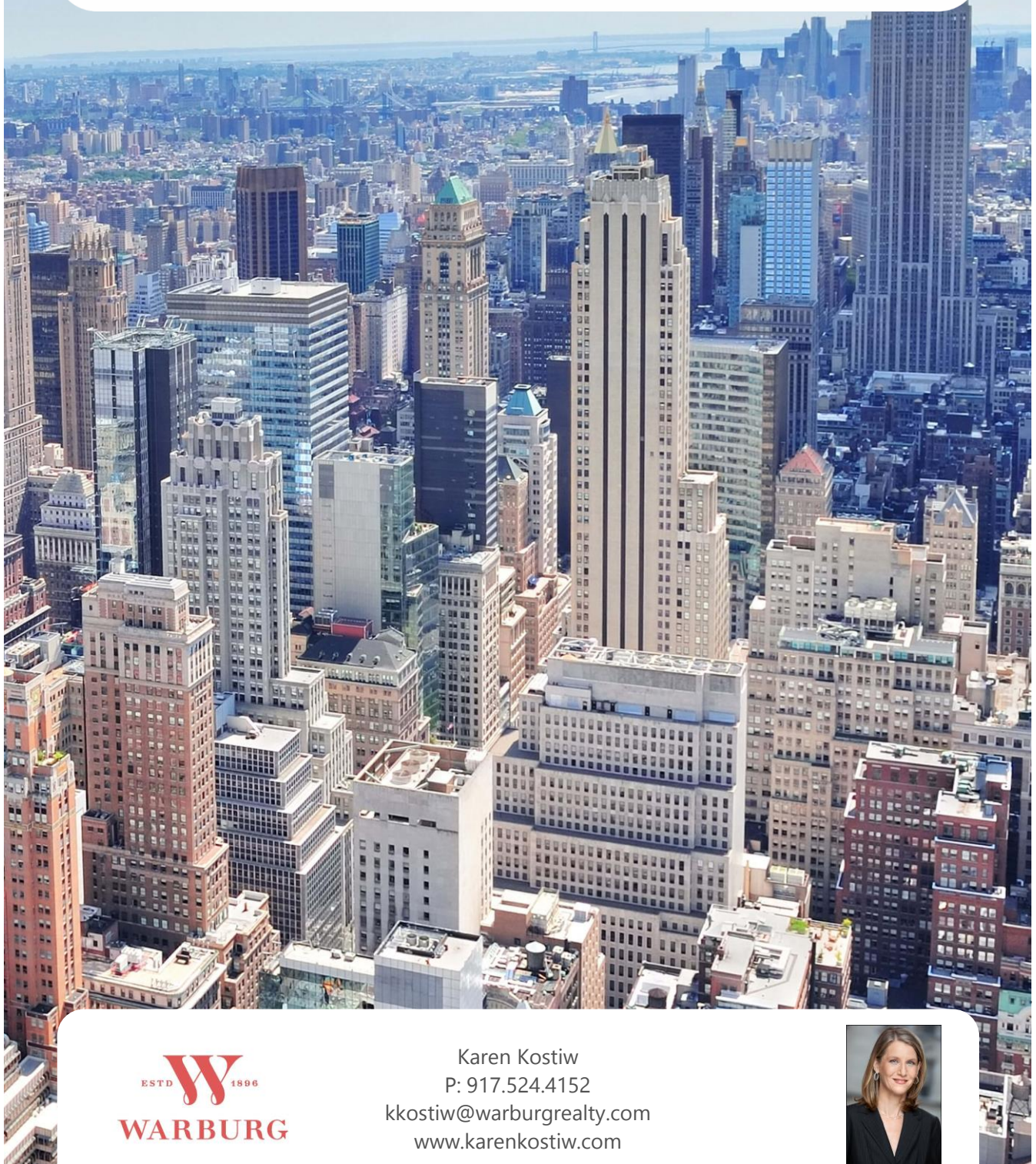


CIVIC CENTER

A quarterly analysis of residential sales
in Civic Center, Manhattan

3rd Quarter 2019



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Residential Market Report, 3rd Quarter 2019

Civic Center, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$850K

31% YoY

NO. OF TRANSACTIONS

4

33% YoY

MEDIAN PRICE/SQ.FT.

\$1,000

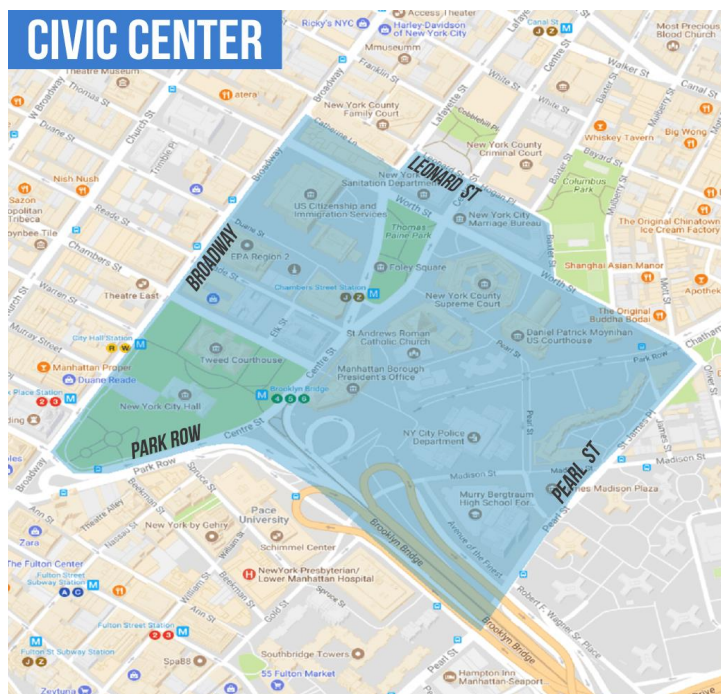
-

MANHATTAN
MEDIAN SALE PRICE

\$995K

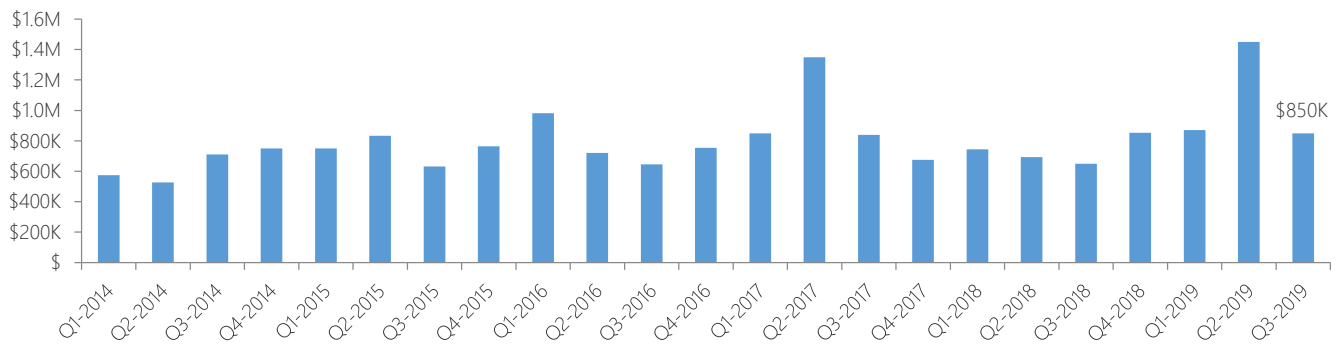
-9% YoY

NEIGHBORHOOD BOUNDARIES

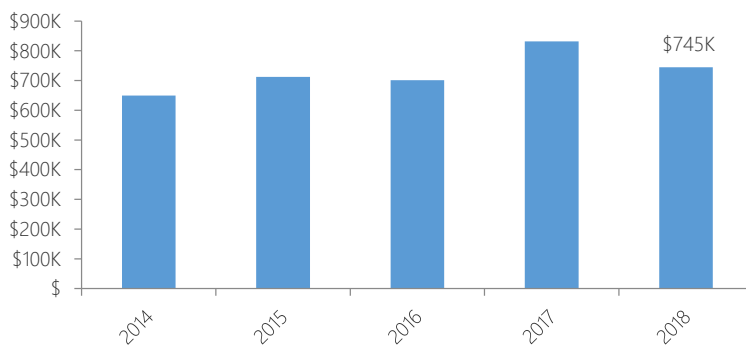


RESIDENTIAL STATS

Median Sale Price by Quarter

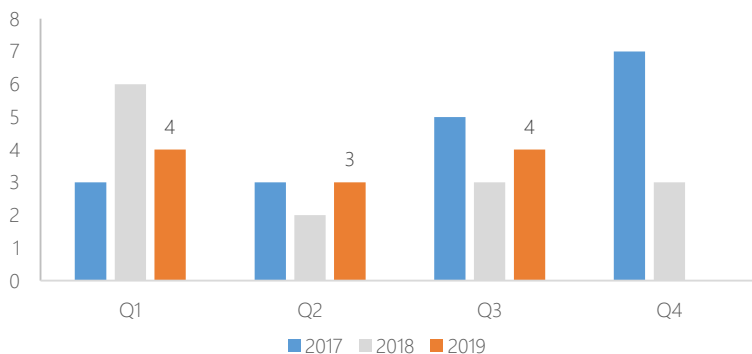


Median Sale Price by Year



Number of Transactions

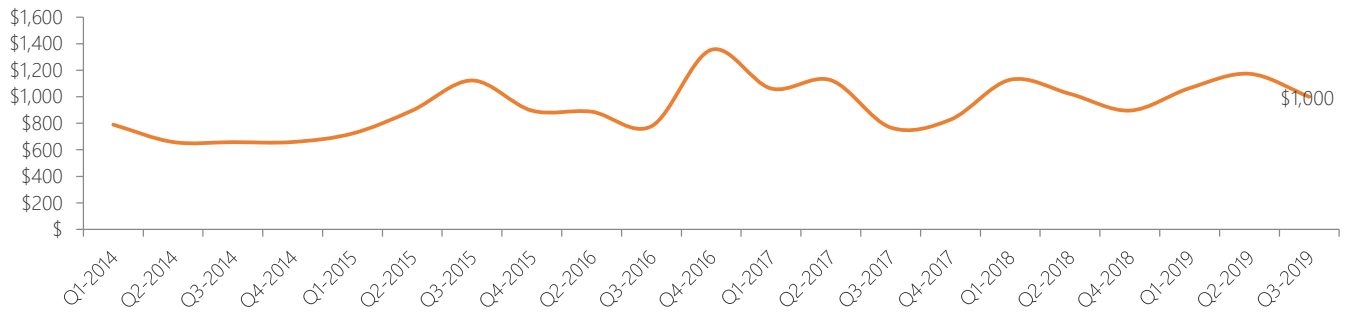
Quarter	2014	2015	2016	2017	2018	2019
Q1	5	5	2	3	6	4
Q2	6	4	4	3	2	3
Q3	4	10	6	5	3	4
Q4	9	5	4	7	3	



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Median Sale Price per Square Foot

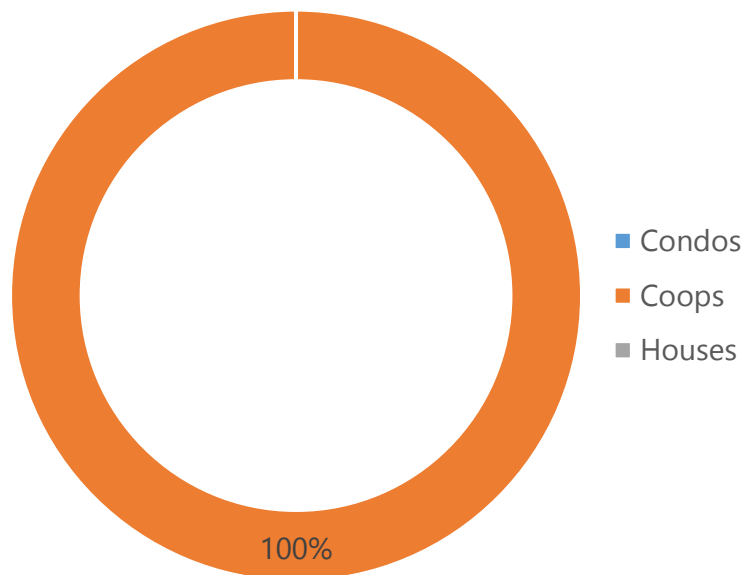


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	-	-	-	-	0
Coops	\$850,000	31%	\$1,000	-	4
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
185 Park Row #17B	1-00117-0001	26-Jul-19	\$990,000	Coop	1,100
185 Park Row #14B	1-00117-0001	26-Jul-19	\$900,000	Coop	800
196-198 Park Row #18A	1-00161-0001	16-Sep-19	\$800,000	Coop	800
196-198 Park Row #12E	1-00161-0001	28-Aug-19	\$565,000	Coop	



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