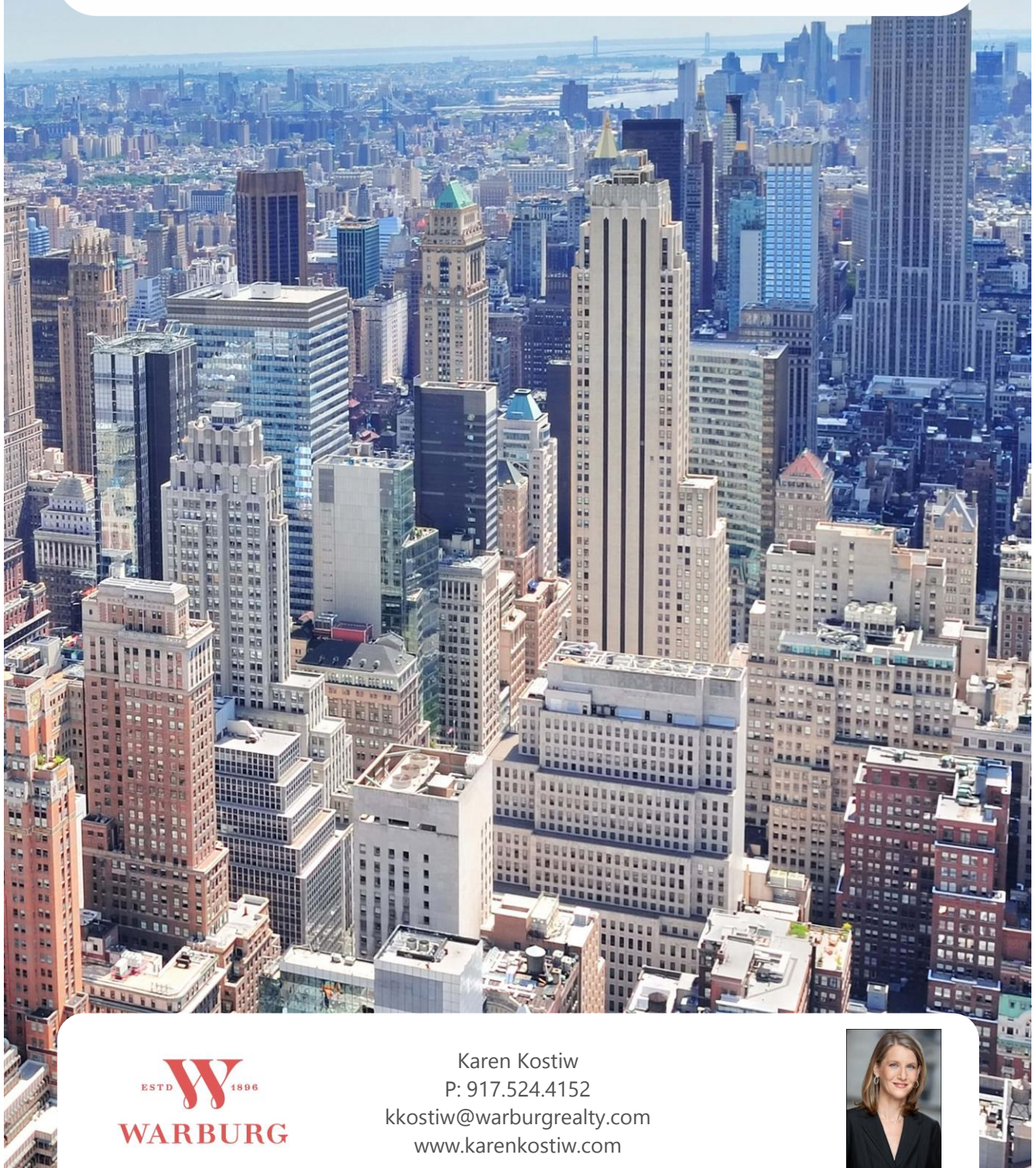


DOWNTOWN MANHATTAN

A quarterly analysis of residential sales
in Downtown Manhattan, Manhattan

3rd Quarter 2019



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Residential Market Report, 3rd Quarter 2019

Downtown Manhattan, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.31M

-16% YoY

NO. OF TRANSACTIONS

606

-16% YoY

MEDIAN PRICE/SQ.FT.

\$1,361

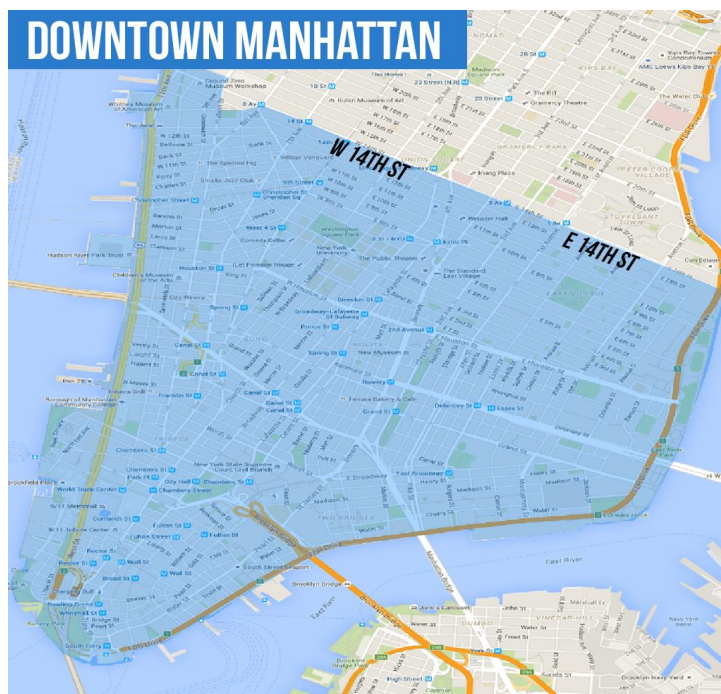
-11% YoY

MANHATTAN
MEDIAN SALE PRICE

\$995K

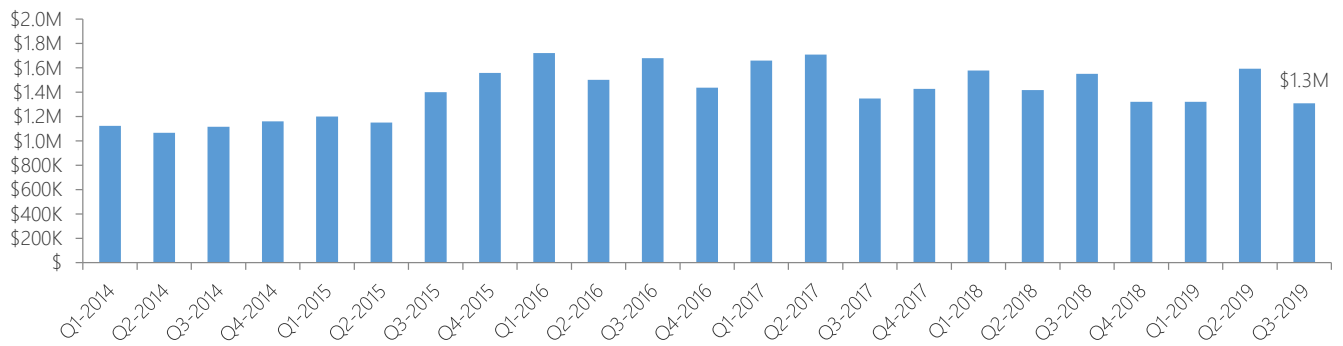
-9% YoY

NEIGHBORHOOD BOUNDARIES

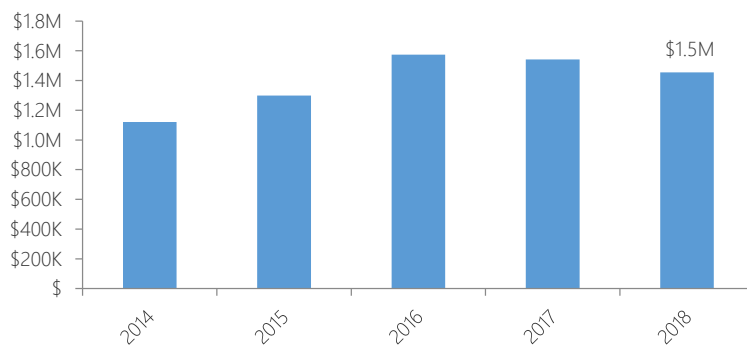


RESIDENTIAL STATS

Median Sale Price by Quarter

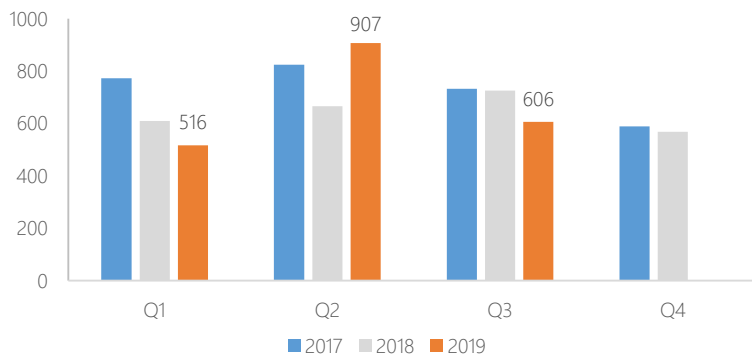


Median Sale Price by Year



Number of Transactions

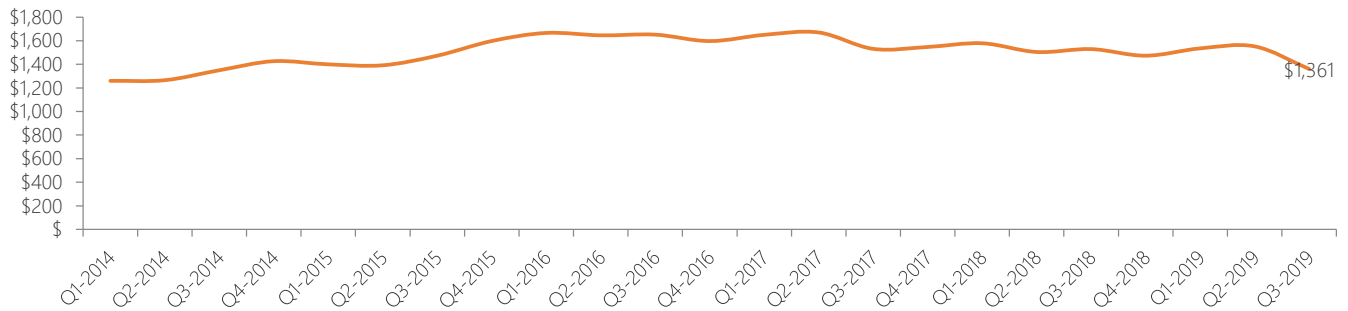
Quarter	2014	2015	2016	2017	2018	2019
Q1	654	570	758	773	610	516
Q2	774	686	766	824	666	907
Q3	818	842	819	732	725	606
Q4	678	660	648	589	568	



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Median Sale Price per Square Foot

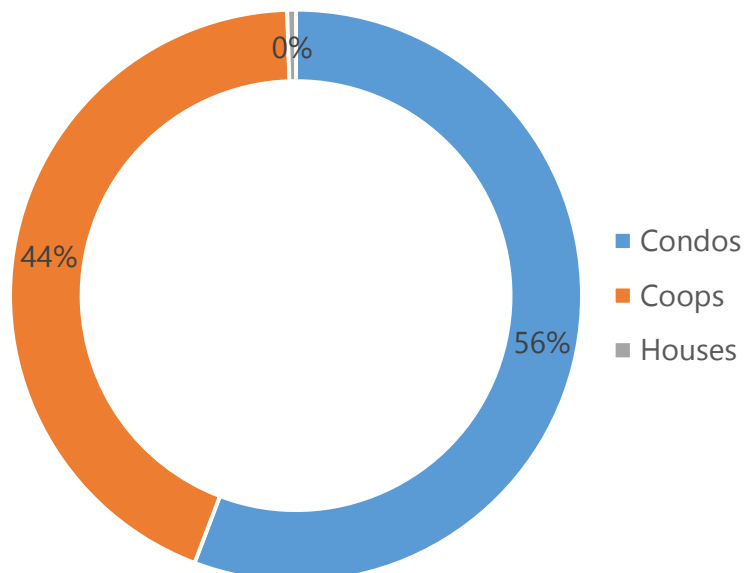


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,560,961	-32%	\$1,394	-16%	338
Coops	\$900,000	-4%	\$1,243	-6%	265
Houses	\$3,200,000	-80%	\$870	-71%	3

Number of Sales by Building Type



TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
141 W Eleventh St #141	1-00607-1305	5-Sep-19	\$19,995,000	Condo	7,357
21 E Twelfth St #PHA	1-00570-1153	27-Sep-19	\$15,001,496	Condo	
50-140 Sullivan St	1-00490-0027	13-Sep-19	\$12,250,000	House	4,607
240 Centre St #5H	1-00472-1002	1-Jul-19	\$10,500,000	Coop	6,600
150 Charles St #M8	1-00636-1209	13-Aug-19	\$10,300,000	Condo	3,959
29 E Tenth St #8	1-00562-1008	12-Sep-19	\$9,999,999	Condo	1,845
7 Hubert St #8B	1-00214-1226	18-Sep-19	\$9,050,000	Condo	3,253
21 E Twelfth St #20A	1-00570-1150	21-Aug-19	\$8,721,028	Condo	2,679
21 E Twelfth St #19A	1-00570-1148	9-Jul-19	\$8,691,498	Condo	2,679
21 E Twelfth St #18A	1-00570-1146	24-Jul-19	\$8,589,329	Condo	
21 E Twelfth St #20B	1-00570-1151	29-Aug-19	\$8,284,412	Condo	
21 E Twelfth St #19B	1-00570-1149	11-Jul-19	\$8,083,945	Condo	2,496
21 E Twelfth St #18B	1-00570-1147	16-Jul-19	\$7,882,120	Condo	
211 Elizabeth St #2S	1-00493-1102	31-Jul-19	\$6,600,000	Condo	1,784
240 E Tenth St #15	1-00451-1134	20-Aug-19	\$6,000,000	Condo	3,124
155 Perry St #7C	1-00637-1027	6-Aug-19	\$5,900,000	Condo	1,179
100 Barclay St #22A	1-00084-1135	16-Sep-19	\$5,838,555	Condo	
482 Greenwich St #6	1-00595-1306	8-Aug-19	\$5,500,000	Condo	2,488
415 Greenwich St #3F	1-00215-1121	15-Aug-19	\$5,300,000	Condo	2,452
21 E Twelfth St #17B	1-00570-1144	17-Jul-19	\$5,207,692	Condo	1,629
101 Murray St #10W	1-00142-1823	27-Aug-19	\$5,000,000	Condo	
377 Rector Pl #PHB	1-00016-1240	26-Sep-19	\$4,990,000	Condo	3,180
12 Warren St #6	1-00135-1807	24-Sep-19	\$4,850,000	Condo	
21 E Twelfth St #17A	1-00570-1143	17-Jul-19	\$4,796,677	Condo	1,478
415 Greenwich St #5C	1-00215-1134	25-Jul-19	\$4,700,000	Condo	2,261
31 W Twelfth St #7W	1-00576-0056	17-Jul-19	\$4,480,000	Coop	2,000
37 W Twelfth St #9J	1-00576-0025	20-Aug-19	\$4,460,000	Coop	2,400
101 Murray St #40B	1-00142-1911	27-Sep-19	\$4,430,000	Condo	
21 E Twelfth St #6B	1-00570-1111	15-Jul-19	\$4,396,073	Condo	1,629
150 Rivington St #PHD	1-00349-1246	1-Aug-19	\$4,342,238	Condo	1,600
32 E First St #6A	1-00443-1421	17-Sep-19	\$4,327,563	Condo	
42-50 Wooster St #2NORE	1-00475-1324	26-Sep-19	\$4,300,000	Condo	2,614
150 Rivington St #PHA	1-00349-1243	31-Jul-19	\$4,250,000	Condo	1,626
101 Murray St #30B	1-00142-1887	25-Sep-19	\$4,150,000	Condo	
101 Murray St #28A	1-00142-1880	27-Sep-19	\$4,100,000	Condo	
250 West St #5G	1-00217-1245	2-Jul-19	\$4,094,000	Condo	1,973
38 Crosby St #5R	1-00473-1009	3-Sep-19	\$4,000,000	Condo	2,215
130 W Twelfth St #7C	1-00607-1224	25-Jul-19	\$4,000,000	Condo	1,437
101 Murray St #22B	1-00142-1863	29-Jul-19	\$3,975,000	Condo	
101 Murray St #22A	1-00142-1862	29-Jul-19	\$3,900,000	Condo	
150 Rivington St #PHB	1-00349-1244	5-Aug-19	\$3,895,000	Condo	1,464
66 Leonard St #7A	1-00173-1025	24-Jul-19	\$3,860,000	Condo	2,319
150 Rivington St #PHC	1-00349-1245	2-Aug-19	\$3,801,073	Condo	1,459
115 Mercer St #3A	1-00499-1405	29-Aug-19	\$3,800,000	Condo	2,170
247 W Twelfth St #4B	1-00615-0086	31-Jul-19	\$3,800,000	Coop	2,024
6 E First St #4B	1-00457-1008	29-Jul-19	\$3,775,000	Condo	1,760
88 Laight St #4	1-00218-1004	18-Jul-19	\$3,737,000	Condo	2,050
303 Mercer St #B102	1-00548-0024	15-Jul-19	\$3,699,000	Coop	2,287
2 Horatio St #8HJ	1-00616-1002	23-Sep-19	\$3,678,000	Coop	
7 Hubert St #4D	1-00214-1215	21-Aug-19	\$3,600,000	Condo	1,787



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Address	BBL	Sale date	Sale price	Property type	Sqft
10 Little West St #PH1A	1-00016-9109	20-Sep-19	\$3,600,000	Condo	1,999
40 Fifth Ave #2B	1-00574-0039	27-Aug-19	\$3,525,000	Coop	
250 South St #33C	1-00248-1313	12-Aug-19	\$3,480,682	Condo	1,487
42 E Twelfth St #7	1-00563-1106	18-Sep-19	\$3,290,000	Condo	1,680
652 Broadway #3	1-00529-0005	30-Jul-19	\$3,275,000	Coop	3,500
51 Fifth Ave #12B	1-00569-0005	10-Sep-19	\$3,250,000	Coop	1,700
1 Fifth Ave #1617H	1-00550-0022	19-Sep-19	\$3,200,000	Coop	
743 E Sixth St	1-00376-0043	24-Jul-19	\$3,200,000	House	3,680
210 Bowery #3RDF	1-00492-1403	23-Sep-19	\$3,200,000	Condo	
39 White St #3	1-00175-1102	31-Jul-19	\$3,200,000	Coop	1,925
39 E Twelfth St #PH805	1-00564-0026	12-Aug-19	\$3,180,000	Coop	
112 Franklin St #3	1-00178-1002	13-Aug-19	\$3,010,000	Coop	2,000
30 Crosby St #M2	1-00473-1102	17-Jul-19	\$3,000,000	Condo	3,009
200 Chambers St #6C	1-00142-1164	15-Jul-19	\$2,999,995	Condo	1,534
31 E Twelfth St #6D	1-00564-0001	29-Aug-19	\$2,985,000	Coop	1,772
88 Prince St #9CD	1-00498-0007	26-Jul-19	\$2,951,500	Coop	
32 E First St #5A	1-00443-1416	16-Sep-19	\$2,950,000	Condo	
335 Greenwich St #14A	1-00143-0021	1-Aug-19	\$2,950,000	Coop	
92 Warren St #1	1-00137-1301	19-Sep-19	\$2,940,000	Condo	2,219
51 Walker St #8B	1-00193-1714	18-Jul-19	\$2,930,000	Condo	1,642
45 Crosby St #2N	1-00482-0003	10-Sep-19	\$2,925,000	Coop	2,100
50 West St #55D	1-00017-1391	18-Sep-19	\$2,900,000	Condo	
370 W Eleventh St	1-00637-0055	24-Jul-19	\$2,900,000	House	4,400
100 Barclay St #12N	1-00084-1047	17-Sep-19	\$2,875,000	Condo	
250 South St #54A	1-00248-1571	12-Aug-19	\$2,827,822	Condo	
160 Leroy St #7AS	1-00601-1323	16-Aug-19	\$2,800,000	Condo	
250 South St #53A	1-00248-1558	7-Aug-19	\$2,766,512	Condo	
129 Lafayette St #2C	1-00208-1004	15-Aug-19	\$2,750,000	Condo	2,017
12 Wooster St #2	1-00229-0012	12-Jul-19	\$2,750,000	Coop	2,400
100 Barclay St #14J	1-00084-1074	30-Jul-19	\$2,725,000	Condo	1,421
250 South St #48A	1-00248-1493	10-Jul-19	\$2,661,278	Condo	
1-2 River Ter #4N	1-00016-3633	23-Aug-19	\$2,660,000	Condo	1,580
250 South St #52D	1-00248-1548	18-Sep-19	\$2,636,126	Condo	
311 W Broadway #3G	1-00228-1211	9-Sep-19	\$2,635,000	Condo	1,221
250 South St #65B	1-00248-1673	30-Aug-19	\$2,629,537	Condo	
255 Hudson St #10E	1-00594-1759	17-Sep-19	\$2,615,000	Condo	1,874
250 South St #61B	1-00248-1629	30-Aug-19	\$2,610,869	Condo	
70 Little West St #12E	1-00016-1814	1-Aug-19	\$2,605,000	Condo	1,737
304 Spring St #4E	1-00594-1607	16-Sep-19	\$2,600,000	Condo	1,460
250 South St #57B	1-00248-1585	30-Aug-19	\$2,589,251	Condo	
200 Chambers St #18G	1-00142-1287	30-Sep-19	\$2,580,000	Condo	1,345
1 Sheridan Sq #PHN	1-00592-1043	26-Aug-19	\$2,569,000	Condo	800
250 South St #34D	1-00248-1327	24-Jul-19	\$2,551,418	Condo	
115 Fourth Ave #8C	1-00558-1164	28-Aug-19	\$2,550,000	Condo	2,081
250 South St #47K	1-00248-1489	30-Aug-19	\$2,549,625	Condo	
250 South St #54K	1-00248-1580	8-Aug-19	\$2,546,010	Condo	
250 South St #30A	1-00248-1297	25-Jul-19	\$2,533,634	Condo	
260 W Broadway #56E	1-00212-1018	26-Jul-19	\$2,522,500	Condo	1,365
250 South St #48K	1-00248-1502	13-Sep-19	\$2,520,573	Condo	
250 South St #23D	1-00248-1202	24-Jul-19	\$2,519,355	Condo	



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