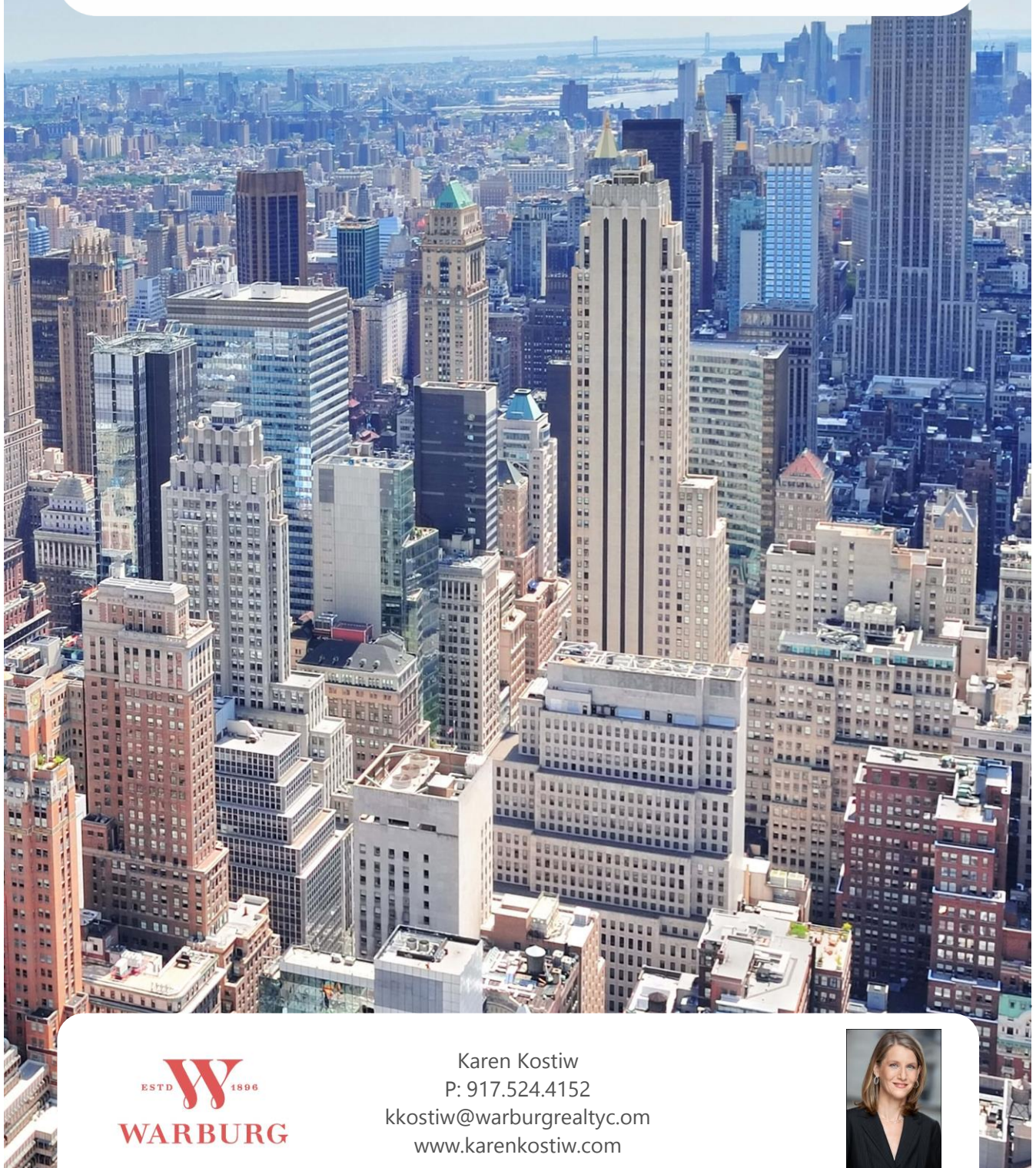


GARMENT DISTRICT

A quarterly analysis of residential sales
in Garment District, Manhattan

3rd Quarter 2019



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



Residential Market Report, 3rd Quarter 2019

Garment District, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$2.72M

9% YoY

NO. OF TRANSACTIONS

8

-27% YoY

MEDIAN PRICE/SQ.FT.

\$1,232

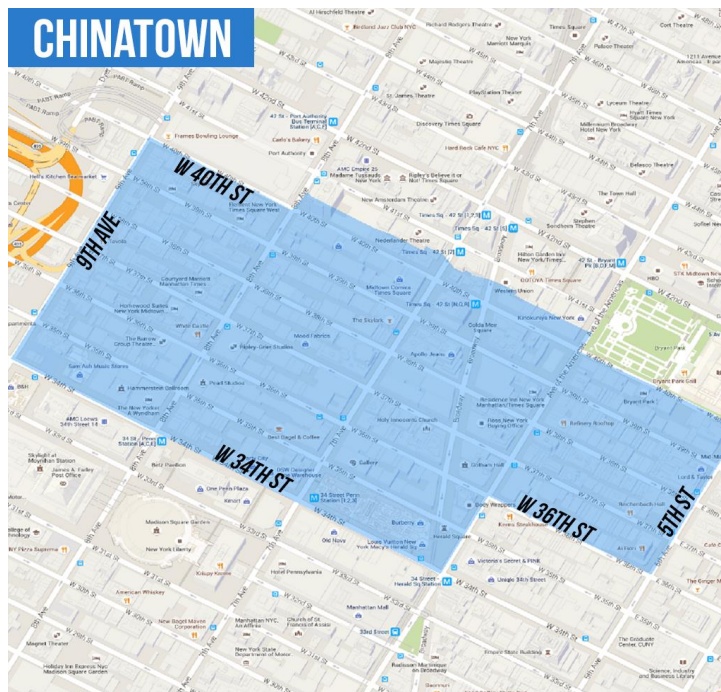
-41% YoY

MANHATTAN
MEDIAN SALE PRICE

\$995K

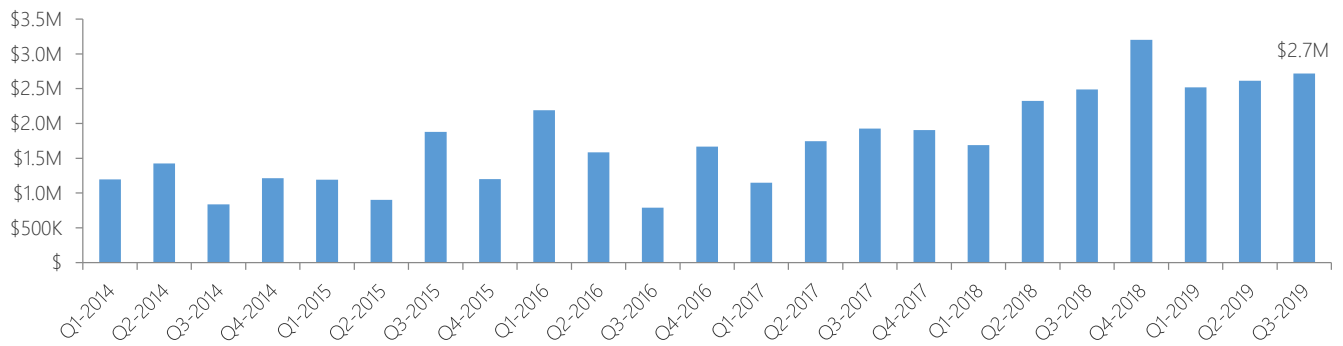
-9% YoY

NEIGHBORHOOD BOUNDARIES

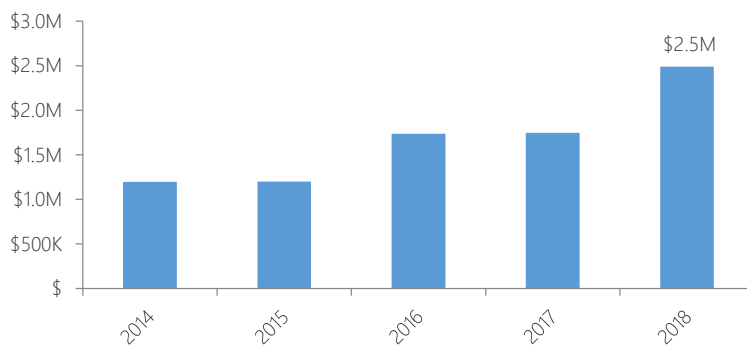


RESIDENTIAL STATS

Median Sale Price by Quarter

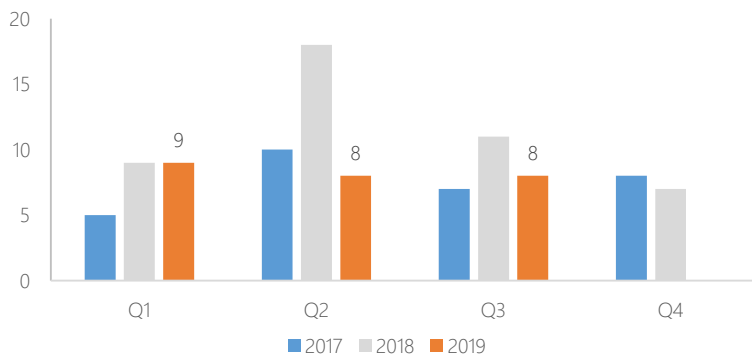


Median Sale Price by Year



Number of Transactions

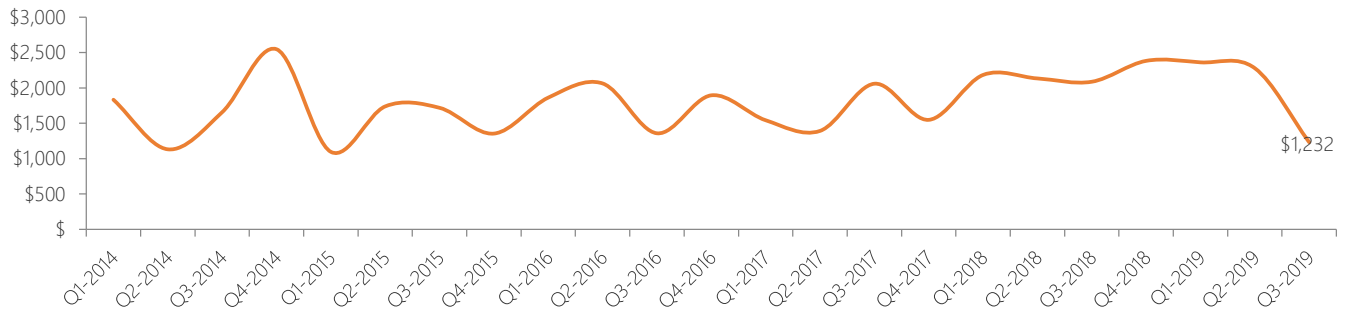
Quarter	2014	2015	2016	2017	2018	2019
Q1	9	8	10	5	9	9
Q2	10	3	10	10	18	8
Q3	11	9	3	7	11	8
Q4	21	9	12	8	7	



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



Median Sale Price per Square Foot

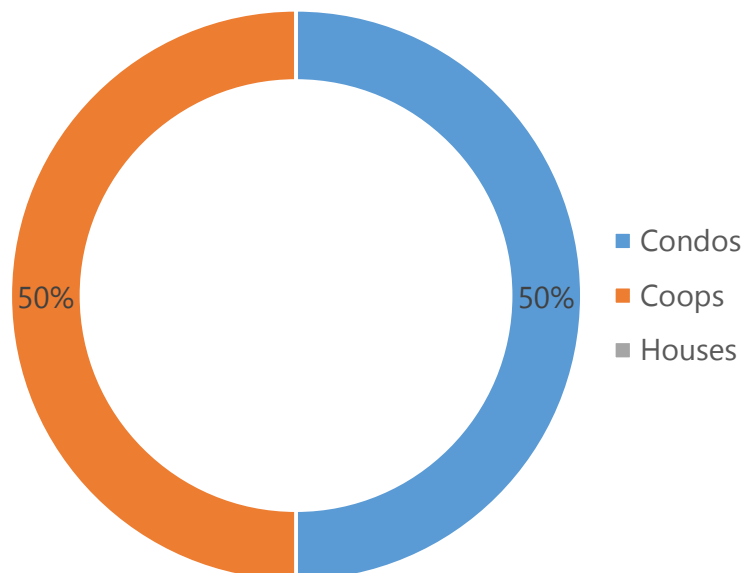


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$4,740,616	69%	\$2,989	35%	4
Coops	\$1,472,500	102%	\$1,099	21%	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 #30A	1-00841-1056	30-Sep-19	\$8,500,000	Condo	
16 W 40th St #29A	1-00841-1053	15-Jul-19	\$5,508,733	Condo	1,650
16 W 40th St #29C	1-00841-1055	2-Jul-19	\$3,972,500	Condo	1,329
360 W 36th St #6N	1-00759-0072	8-Jul-19	\$3,450,000	Coop	2,800
28 W 38th St #6W	1-00839-0063	11-Sep-19	\$1,985,000	Coop	2,200
315-325 W 36th St #14B	1-00760-1010	19-Jul-19	\$1,775,000	Condo	1,306
348 W 36th St #2N	1-00759-0068	14-Aug-19	\$960,000	Coop	900
32 W 40th St #4S	1-00841-0069	16-Jul-19	\$848,000	Coop	750



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

