

NOMAD

A quarterly analysis of residential sales
in NoMad, Manhattan

3rd Quarter 2019



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Residential Market Report, 3rd Quarter 2019

NoMad, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.43M

30% YoY

NO. OF TRANSACTIONS

42

-2% YoY

MEDIAN PRICE/SQ.FT.

\$1,662

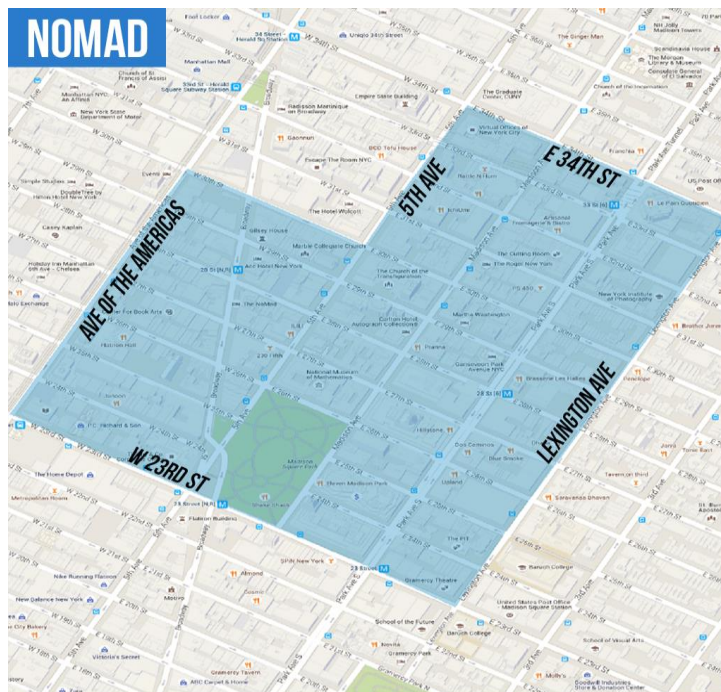
39% YoY

MANHATTAN
MEDIAN SALE PRICE

\$995K

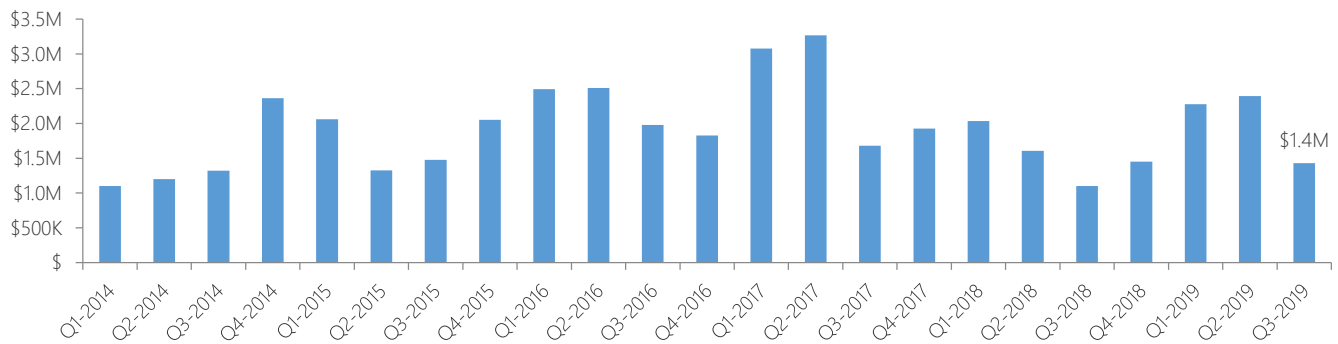
-9% YoY

NEIGHBORHOOD BOUNDARIES

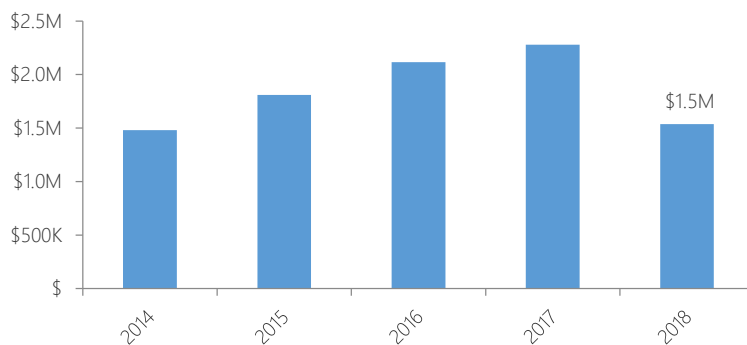


RESIDENTIAL STATS

Median Sale Price by Quarter

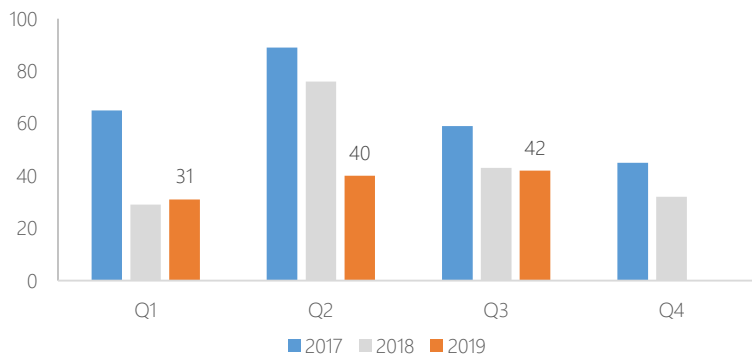


Median Sale Price by Year



Number of Transactions

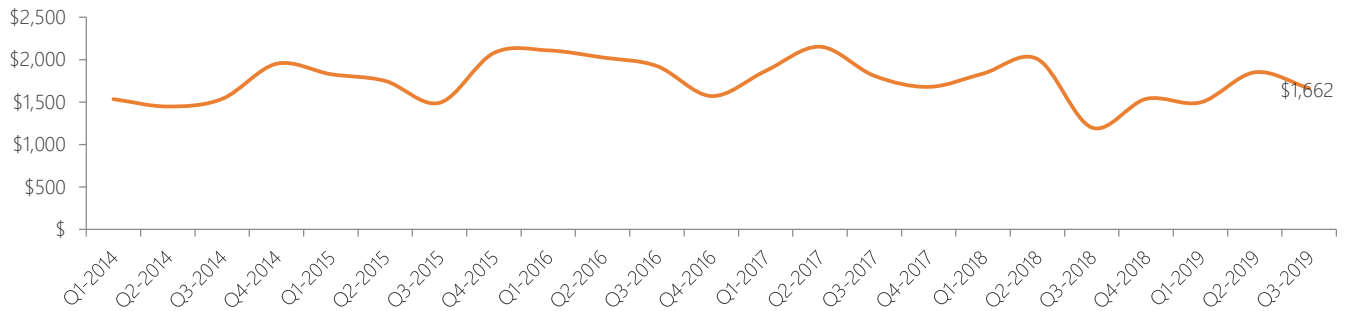
Quarter	2014	2015	2016	2017	2018	2019
Q1	43	49	66	65	29	31
Q2	51	54	99	89	76	40
Q3	46	45	87	59	43	42
Q4	69	84	59	45	32	



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Median Sale Price per Square Foot

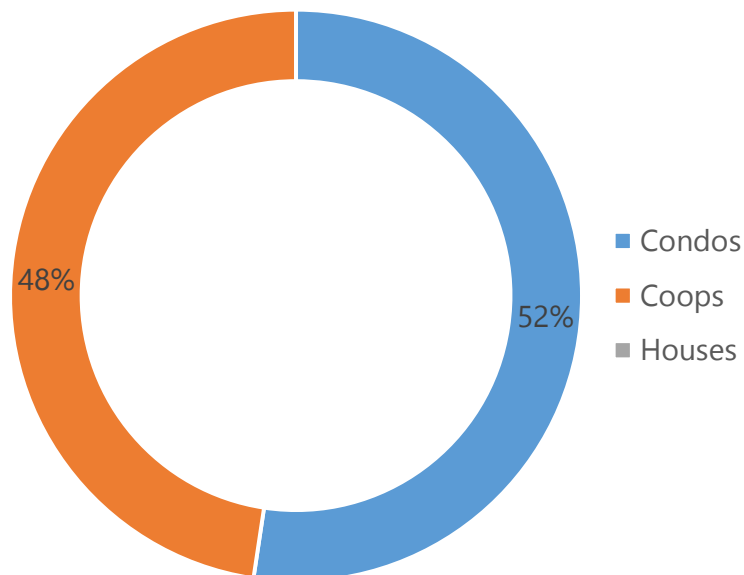


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,233,119	25%	\$1,778	-1%	22
Coops	\$735,000	20%	\$862	-15%	20
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
10 Madison Sq W #8F	1-00826-1053	16-Sep-19	\$7,650,000	Condo	2,391
50 W 30th St #PH1	1-00831-1155	4-Sep-19	\$6,405,206	Condo	2,530
225 Fifth Ave #3L	1-00856-1130	17-Jul-19	\$4,850,000	Condo	1,981
10 Madison Sq W #7D	1-00826-1044	17-Sep-19	\$4,050,000	Condo	1,690
225 Fifth Ave #9M	1-00856-1233	25-Sep-19	\$3,950,000	Condo	1,388
121 E 23rd St #17A	1-00879-1081	10-Sep-19	\$3,100,000	Condo	1,743
22 W 26th St #10G	1-00827-0060	23-Jul-19	\$2,900,000	Coop	
172 Madison Ave #10A	1-00863-1122	10-Jul-19	\$2,752,941	Condo	1,479
50 W 30th St #20B	1-00831-1150	15-Aug-19	\$2,720,000	Condo	1,310
172 Madison Ave #7A	1-00863-1113	5-Aug-19	\$2,600,000	Condo	1,479
50 W 29th St #11W	1-00830-0074	25-Jul-19	\$2,475,000	Coop	
241 Fifth Ave #14B	1-00857-1036	13-Sep-19	\$2,470,000	Condo	1,368
11 W 30th St #14FL	1-00832-0032	10-Sep-19	\$2,385,000	Coop	
225 Fifth Ave #3J	1-00856-1128	9-Aug-19	\$2,233,119	Condo	1,722
325 Fifth Ave #38A	1-00862-1514	27-Sep-19	\$2,140,000	Condo	1,489
22 W 26th St #10E	1-00827-0060	22-Jul-19	\$2,100,000	Coop	
15 E 26th St #12C	1-00856-1328	1-Aug-19	\$1,825,000	Condo	1,180
39 E 29th St #25B	1-00859-1310	3-Sep-19	\$1,520,000	Condo	855
66 Madison Ave #7BC	1-00857-0018	6-Sep-19	\$1,508,000	Coop	
139 E 33rd St #8DE	1-00889-0015	16-Sep-19	\$1,450,000	Coop	
325 Fifth Ave #9H	1-00862-1321	31-Jul-19	\$1,405,000	Condo	1,198
127 E 30th St #14A	1-00886-1252	7-Aug-19	\$1,360,000	Condo	953
111 E 30th St #20C	1-00886-1048	17-Sep-19	\$1,320,000	Condo	1,059
39 E 29th St #4C	1-00859-1213	9-Jul-19	\$1,310,000	Condo	788
66 Madison Ave #10FG	1-00857-0018	24-Sep-19	\$1,225,000	Coop	
139 E 33rd St #PHGH	1-00889-0015	6-Aug-19	\$1,225,000	Coop	
325 Fifth Ave #20D	1-00862-1397	15-Aug-19	\$1,205,000	Condo	899
241 Fifth Ave #14C	1-00857-1037	10-Jul-19	\$1,188,800	Condo	593
325 Fifth Ave #23F	1-00862-1423	23-Sep-19	\$990,000	Condo	688
407 Park Ave S #11B	1-00884-0001	15-Jul-19	\$768,000	Coop	700
407 Park Ave S #18B	1-00884-0001	14-Aug-19	\$735,000	Coop	
139 E 33rd St #7B	1-00889-0015	30-Jul-19	\$731,000	Coop	
159 Madison Ave #9H	1-00862-0024	2-Jul-19	\$625,000	Coop	700
139 E 33rd St #1A	1-00889-0015	19-Sep-19	\$599,000	Coop	
139 E 33rd St #PHF	1-00889-0015	6-Aug-19	\$500,000	Coop	
139 E 33rd St #3D	1-00889-0015	1-Jul-19	\$465,000	Coop	570
139 E 33rd St #9G	1-00889-0015	19-Sep-19	\$447,000	Coop	
139 E 33rd St #PHO	1-00889-0015	18-Jul-19	\$445,000	Coop	535
407 Park Ave S #15C	1-00884-0001	25-Jul-19	\$445,000	Coop	
139 E 33rd St #2J	1-00889-0015	28-Aug-19	\$428,000	Coop	



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