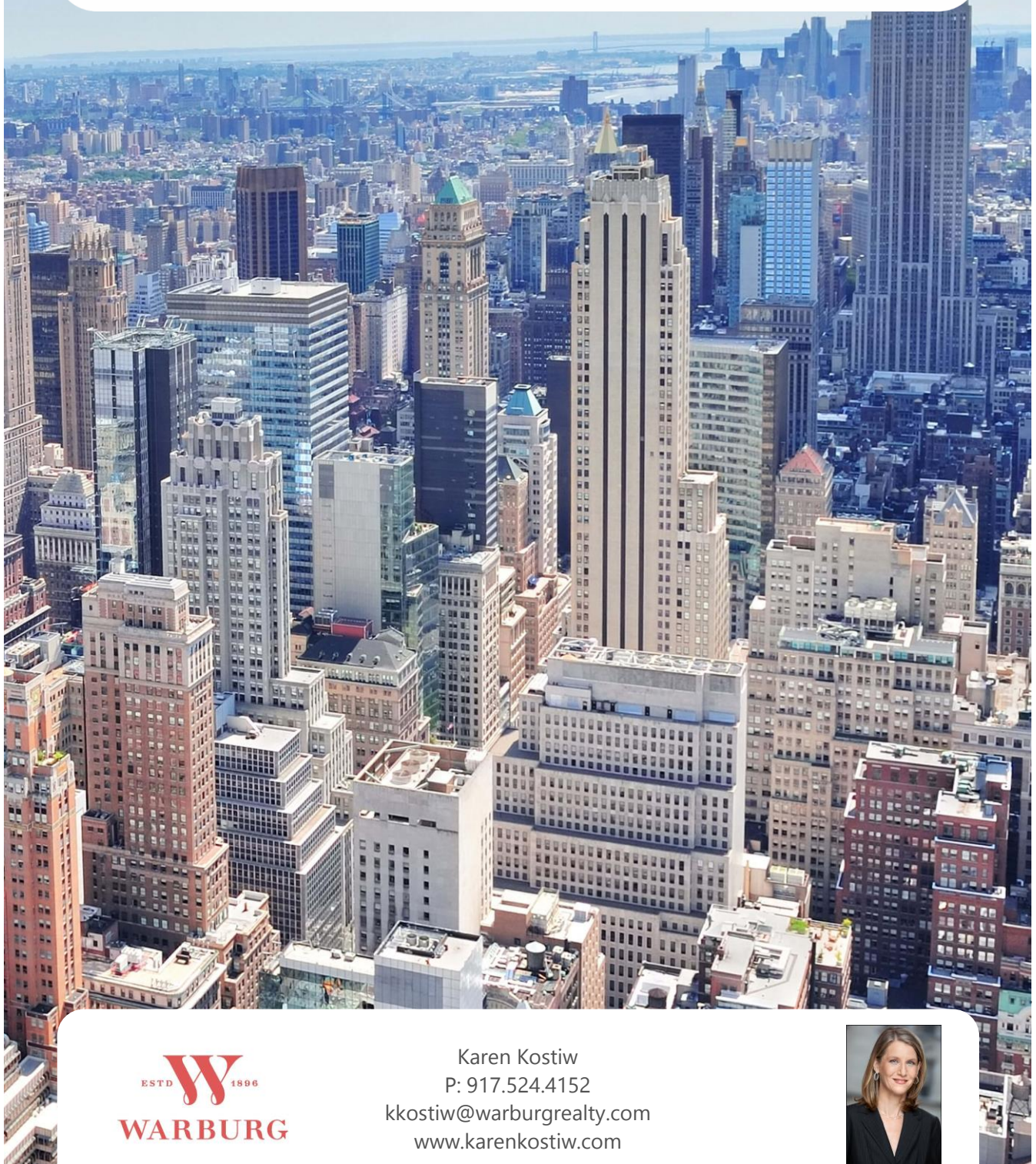


TWO BRIDGES

A quarterly analysis of residential sales
in Two Bridges, Manhattan

3rd Quarter 2019



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Residential Market Report, 3rd Quarter 2019

Two Bridges, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.62M

157% YoY

NO. OF TRANSACTIONS

82

2633% YoY

MEDIAN PRICE/SQ.FT.

\$2,146

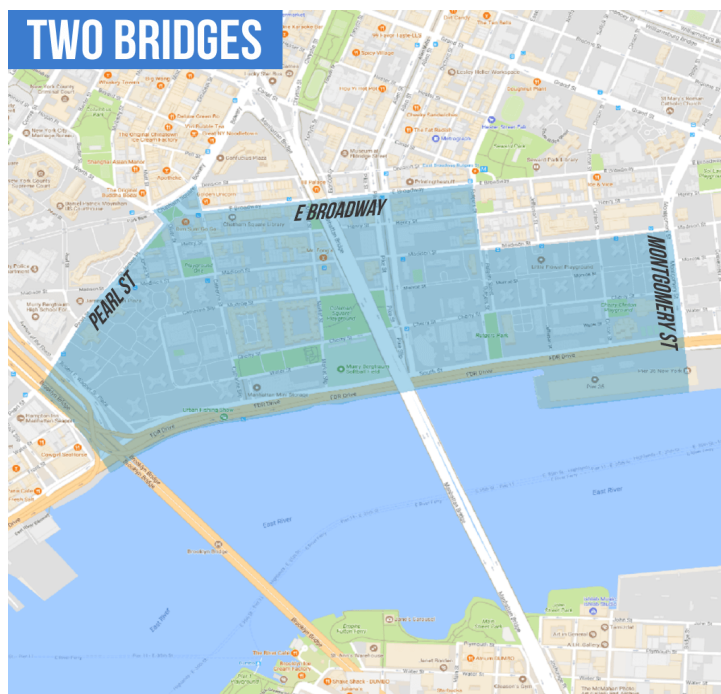
123% YoY

MANHATTAN
MEDIAN SALE PRICE

\$995K

-9% YoY

NEIGHBORHOOD BOUNDARIES

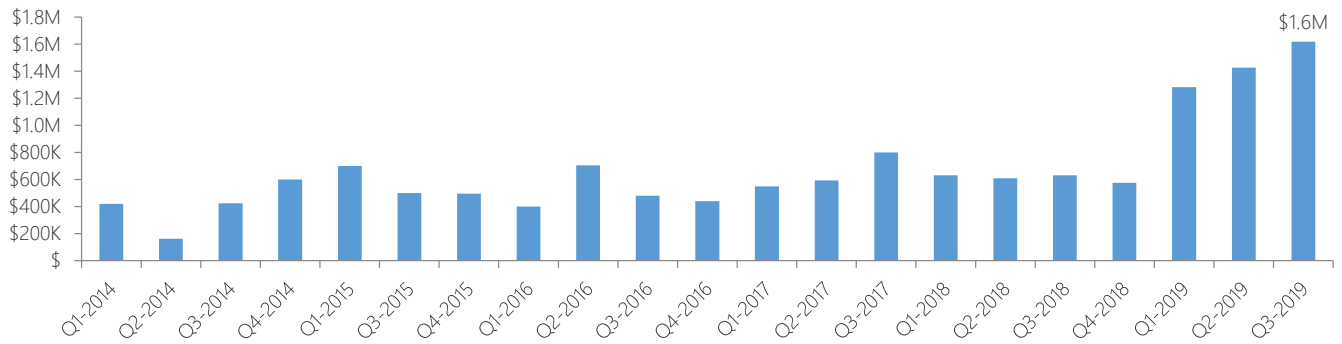


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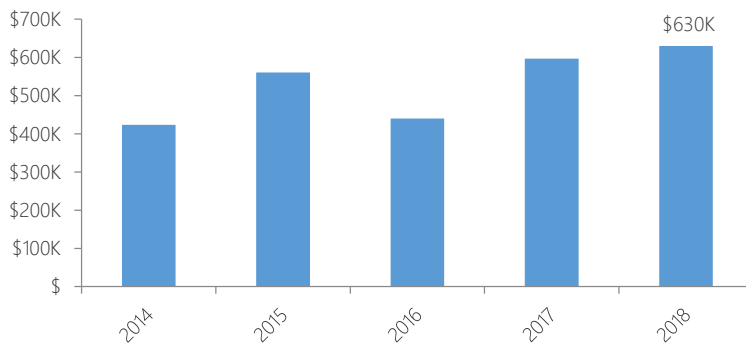


RESIDENTIAL STATS

Median Sale Price by Quarter

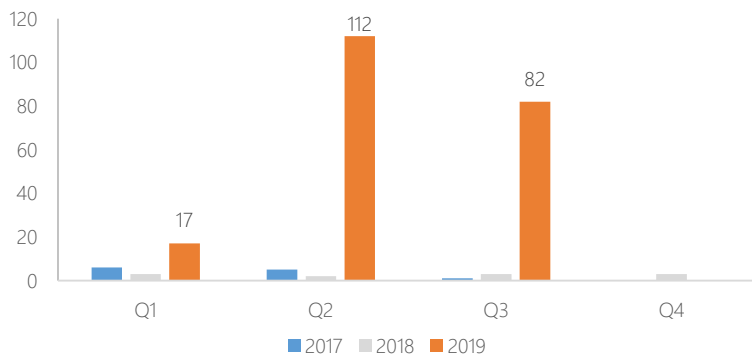


Median Sale Price by Year



Number of Transactions

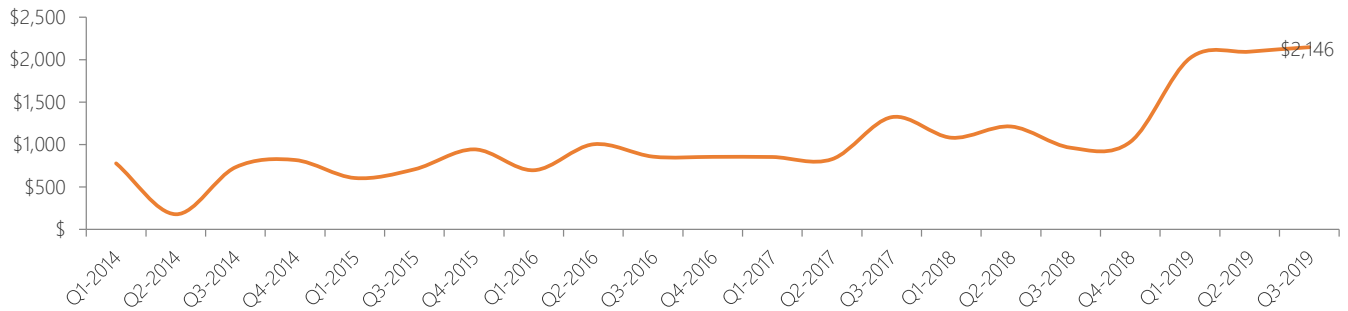
Quarter	2014	2015	2016	2017	2018	2019
Q1	3	3	5	6	3	17
Q2	3	0	2	5	2	112
Q3	3	3	1	1	3	82
Q4	4	1	3	0	3	



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Median Sale Price per Square Foot

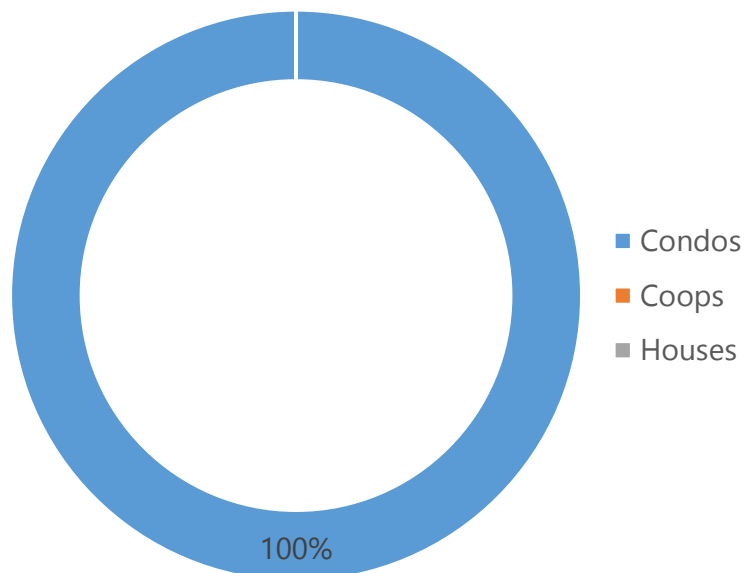


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,617,486	157%	\$2,146	123%	82
Coops	-	-	-	-	0
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
250 South St #33C	1-00248-1313	12-Aug-19	\$3,480,682	Condo	1,487
250 South St #54A	1-00248-1571	12-Aug-19	\$2,827,822	Condo	
250 South St #53A	1-00248-1558	7-Aug-19	\$2,766,512	Condo	
250 South St #48A	1-00248-1493	10-Jul-19	\$2,661,278	Condo	
250 South St #52D	1-00248-1548	18-Sep-19	\$2,636,126	Condo	
250 South St #65B	1-00248-1673	30-Aug-19	\$2,629,537	Condo	
250 South St #61B	1-00248-1629	30-Aug-19	\$2,610,869	Condo	
250 South St #57B	1-00248-1585	30-Aug-19	\$2,589,251	Condo	
250 South St #34D	1-00248-1327	24-Jul-19	\$2,551,418	Condo	
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	
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	
250 South St #33L	1-00248-1321	24-Sep-19	\$2,504,497	Condo	
250 South St #28M	1-00248-1280	17-Sep-19	\$2,497,717	Condo	
250 South St #51K	1-00248-1541	14-Aug-19	\$2,492,054	Condo	
250 South St #52K	1-00248-1554	2-Aug-19	\$2,490,812	Condo	1,123
250 South St #24D	1-00248-1216	17-Sep-19	\$2,490,057	Condo	
250 South St #46K	1-00248-1476	16-Sep-19	\$2,488,530	Condo	
250 South St #42K	1-00248-1437	3-Jul-19	\$2,431,183	Condo	1,123
250 South St #53K	1-00248-1567	8-Aug-19	\$2,363,774	Condo	
250 South St #36B	1-00248-1351	19-Aug-19	\$2,223,785	Condo	1,045
250 South St #28L	1-00248-1279	25-Sep-19	\$2,202,586	Condo	
250 South St #9E	1-00248-1035	2-Aug-19	\$2,061,883	Condo	1,123
250 South St #10E	1-00248-1049	28-Aug-19	\$2,061,386	Condo	
250 South St #74K	1-00248-1780	10-Sep-19	\$1,750,299	Condo	
250 South St #64K	1-00248-1670	12-Aug-19	\$1,738,080	Condo	688
250 South St #54M	1-00248-1582	12-Jul-19	\$1,729,934	Condo	
250 South St #66K	1-00248-1692	30-Aug-19	\$1,716,448	Condo	
250 South St #53M	1-00248-1569	13-Aug-19	\$1,705,812	Condo	
250 South St #62K	1-00248-1648	15-Aug-19	\$1,701,861	Condo	
250 South St #61K	1-00248-1637	25-Jul-19	\$1,700,405	Condo	688
250 South St #47M	1-00248-1491	18-Jul-19	\$1,674,206	Condo	
250 South St #63K	1-00248-1659	15-Aug-19	\$1,671,894	Condo	688
250 South St #57K	1-00248-1593	16-Jul-19	\$1,658,656	Condo	
250 South St #72K	1-00248-1758	27-Sep-19	\$1,633,200	Condo	
250 South St #45M	1-00248-1465	19-Jul-19	\$1,633,200	Condo	
250 South St #58K	1-00248-1604	6-Aug-19	\$1,628,161	Condo	
250 South St #42M	1-00248-1439	16-Aug-19	\$1,606,811	Condo	
250 South St #34M	1-00248-1335	1-Jul-19	\$1,597,561	Condo	
250 South St #23P	1-00248-1212	3-Sep-19	\$1,561,923	Condo	
250 South St #57G	1-00248-1590	19-Aug-19	\$1,546,649	Condo	
250 South St #28B	1-00248-1270	1-Aug-19	\$1,539,521	Condo	
250 South St #50N	1-00248-1531	19-Jul-19	\$1,531,375	Condo	
250 South St #52J	1-00248-1553	30-Aug-19	\$1,528,770	Condo	
250 South St #18C	1-00248-1131	8-Jul-19	\$1,527,302	Condo	
250 South St #48M	1-00248-1504	10-Jul-19	\$1,526,590	Condo	
250 South St #29N	1-00248-1295	9-Jul-19	\$1,519,156	Condo	
250 South St #51J	1-00248-1540	31-Jul-19	\$1,497,863	Condo	



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Address	BBL	Sale date	Sale price	Property type	Sqft
250 South St #53J	1-00248-1566	16-Aug-19	\$1,490,645	Condo	
250 South St #19C	1-00248-1145	3-Sep-19	\$1,485,554	Condo	
250 South St #30K	1-00248-1306	27-Sep-19	\$1,482,499	Condo	
250 South St #48E	1-00248-1497	8-Jul-19	\$1,463,514	Condo	
250 South St #48H	1-00248-1500	4-Sep-19	\$1,455,049	Condo	
250 South St #53H	1-00248-1565	12-Aug-19	\$1,441,465	Condo	
250 South St #52M	1-00248-1556	9-Aug-19	\$1,433,542	Condo	
250 South St #42J	1-00248-1436	22-Jul-19	\$1,429,550	Condo	
250 South St #35J	1-00248-1345	9-Aug-19	\$1,407,149	Condo	
250 South St #36E	1-00248-1354	4-Sep-19	\$1,397,871	Condo	
250 South St #35H	1-00248-1344	12-Aug-19	\$1,395,980	Condo	696
250 South St #38E	1-00248-1380	1-Jul-19	\$1,394,930	Condo	
250 South St #37M	1-00248-1374	2-Jul-19	\$1,389,514	Condo	
250 South St #40F	1-00248-1407	28-Aug-19	\$1,369,830	Condo	722
250 South St #38M	1-00248-1387	2-Aug-19	\$1,366,923	Condo	
250 South St #34F	1-00248-1329	14-Aug-19	\$1,365,782	Condo	
250 South St #51F	1-00248-1537	31-Jul-19	\$1,360,208	Condo	
250 South St #50F	1-00248-1524	9-Aug-19	\$1,360,208	Condo	
250 South St #37F	1-00248-1368	15-Aug-19	\$1,345,952	Condo	
250 South St #46F	1-00248-1472	22-Jul-19	\$1,336,025	Condo	
250 South St #23K	1-00248-1208	25-Sep-19	\$1,327,240	Condo	
250 South St #38N	1-00248-1388	30-Jul-19	\$1,323,611	Condo	
250 South St #25F	1-00248-1232	10-Jul-19	\$1,281,904	Condo	
250 South St #25G	1-00248-1233	9-Jul-19	\$1,277,709	Condo	
250 South St #11G	1-00248-1065	6-Sep-19	\$1,192,513	Condo	
250 South St #19G	1-00248-1149	5-Aug-19	\$1,149,531	Condo	
305-311 Cherry St #L2	1-00246-1030	27-Sep-19	\$995,000	Condo	1,239
50 Henry St #2A	1-00277-1202	26-Sep-19	\$458,000	Condo	509



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