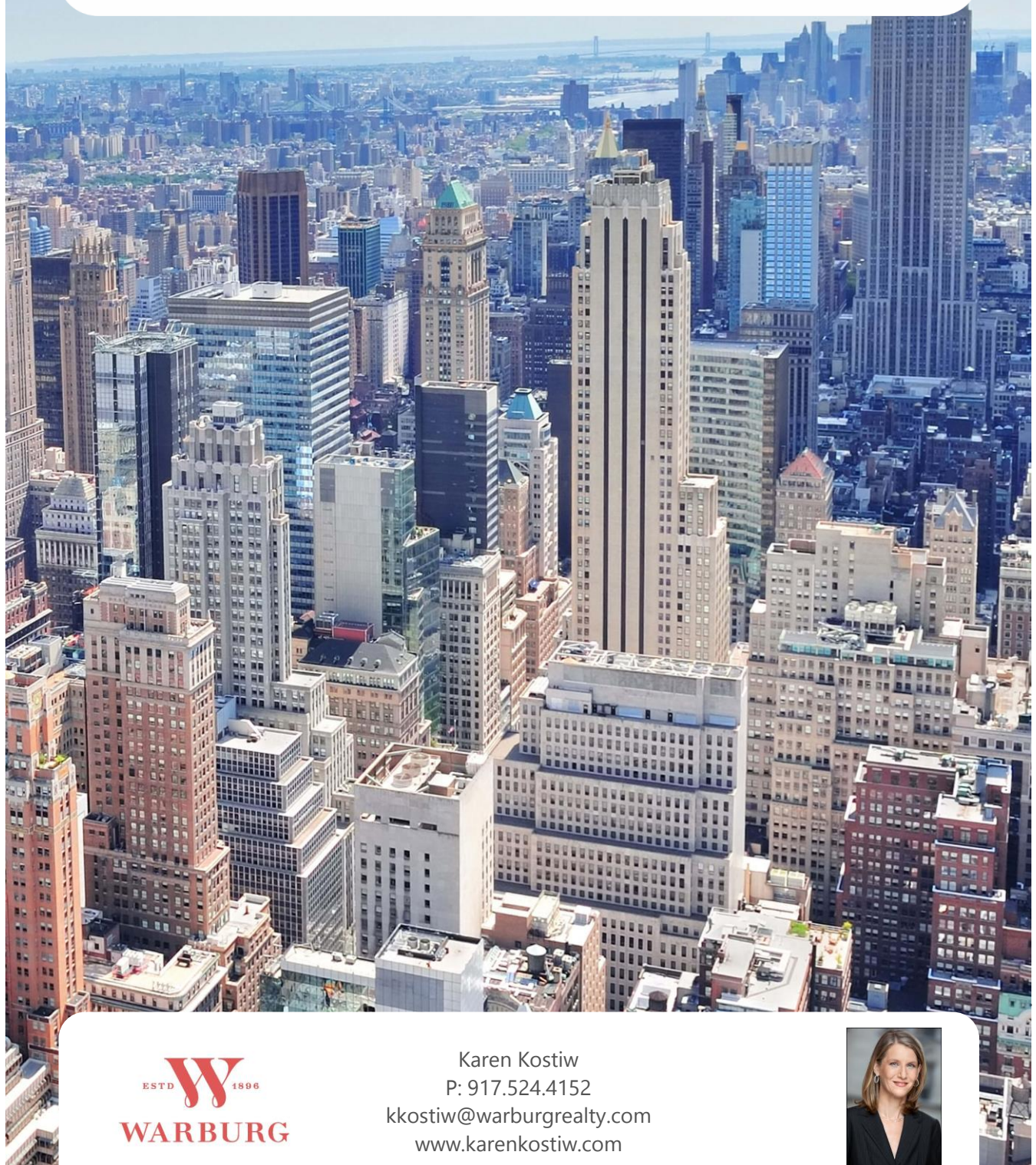


DOWNTOWN MANHATTAN

A quarterly analysis of residential sales
in Downtown Manhattan, Manhattan

4th Quarter 2019



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



Residential Market Report, 4th Quarter 2019

Downtown Manhattan, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.4M

6% YoY

NO. OF TRANSACTIONS

568

0% YoY

MEDIAN PRICE/SQ.FT.

\$1,377

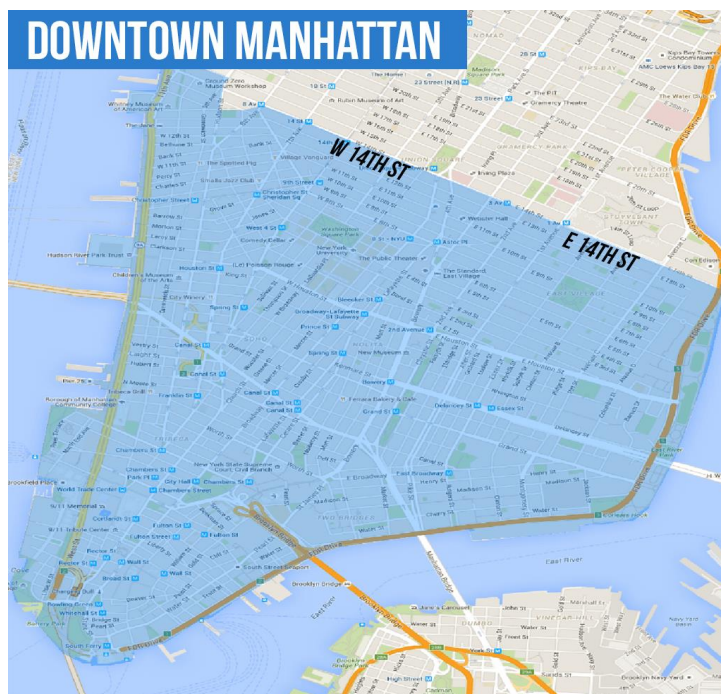
-7% YoY

MANHATTAN
MEDIAN SALE PRICE

\$999K

-1% YoY

NEIGHBORHOOD BOUNDARIES

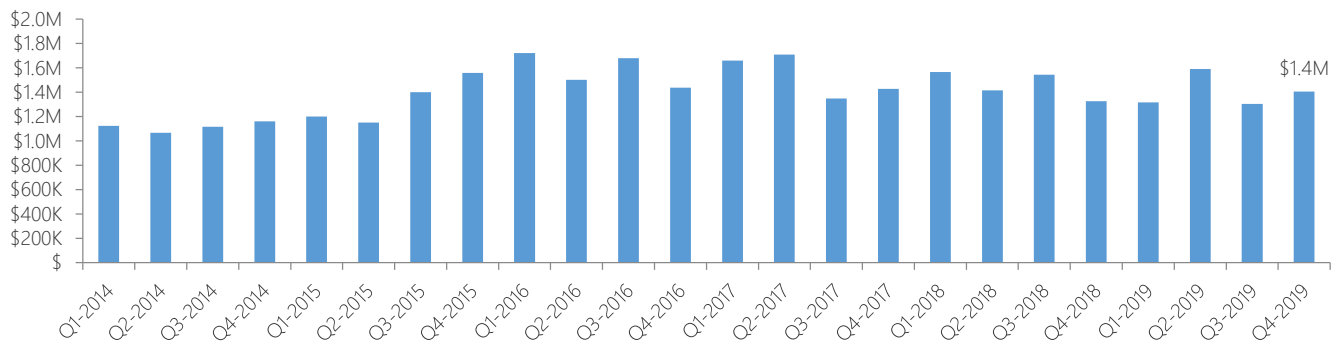


Karen Kostiw
P: 917.524.4152
kkostiw@warburgrealty.com
www.karenkostiw.com

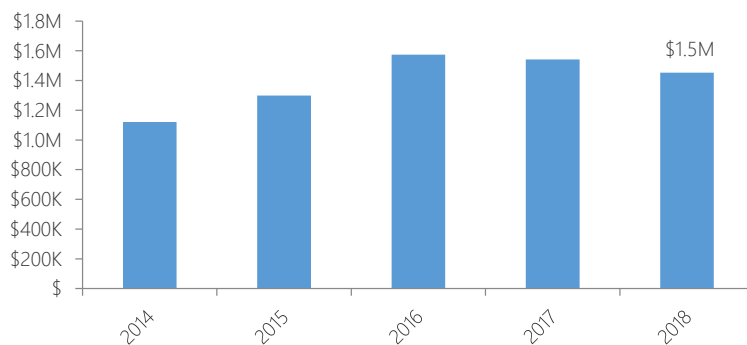


RESIDENTIAL STATS

Median Sale Price by Quarter

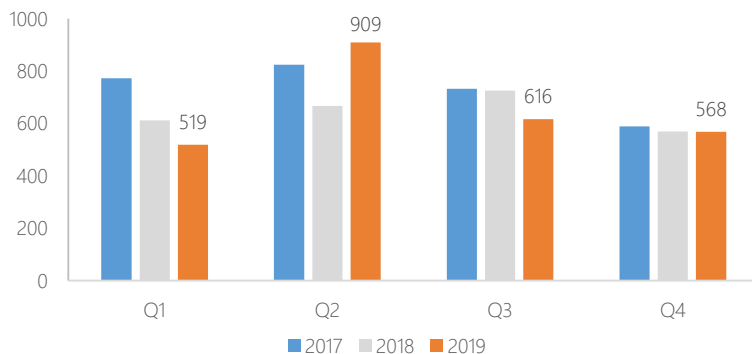


Median Sale Price by Year



Number of Transactions

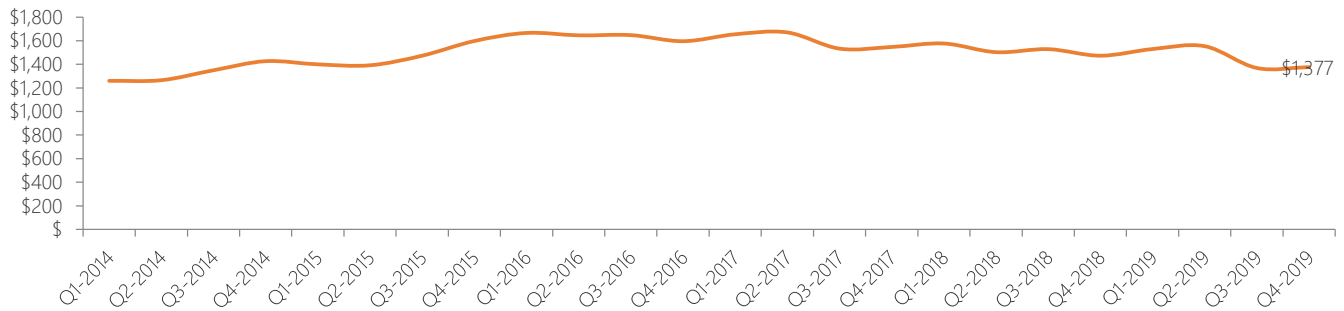
Quarter	2014	2015	2016	2017	2018	2019
Q1	654	570	758	773	612	519
Q2	774	686	766	824	667	909
Q3	818	842	819	732	726	616
Q4	678	660	648	589	569	568



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



Median Sale Price per Square Foot

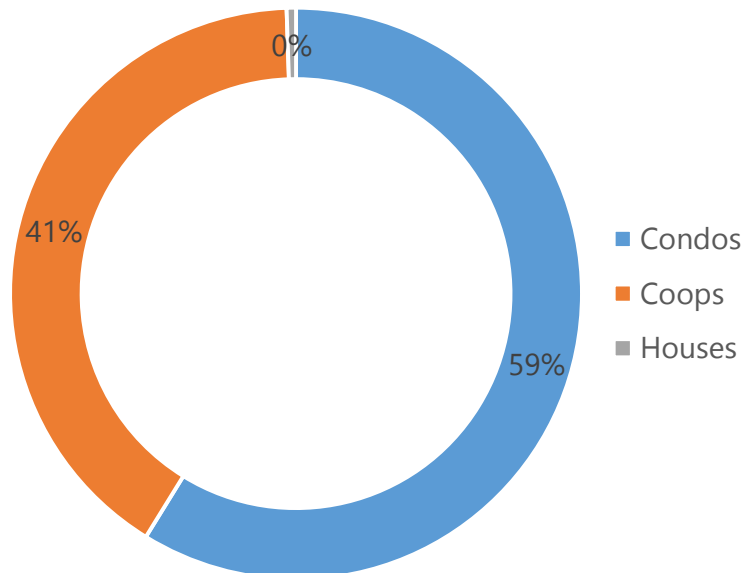


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,917,500	-3%	\$1,476	-6%	334
Coops	\$825,000	-3%	\$1,212	-5%	231
Houses	\$7,650,000	17%	\$2,604	17%	3

Number of Sales by Building Type



TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
155 W Eleventh St #8A	1-00607-1370	18-Dec-19	\$18,800,000	Condo	3,965
21 E Twelfth St #PHC	1-00570-1152	7-Oct-19	\$17,281,288	Condo	
21 E Twelfth St #PHB	1-00570-1154	11-Oct-19	\$16,842,943	Condo	
101 Murray St #55W	1-00142-1946	27-Dec-19	\$14,250,000	Condo	
250 South St #80C	1-00248-1817	27-Dec-19	\$12,751,575	Condo	
8 Perry St	1-00612-0053	18-Oct-19	\$12,600,000	House	4,214
150 Charles St #M5	1-00636-1206	4-Dec-19	\$11,500,000	Condo	4,903
63 Greene St #PHA	1-00486-1222	19-Dec-19	\$9,450,000	Condo	3,597
101 Murray St #51W	1-00142-1938	1-Nov-19	\$9,018,772	Condo	
70 Vestry St #6A	1-00223-1121	5-Dec-19	\$8,955,350	Condo	
345 W 13th St #6D	1-00629-1245	4-Dec-19	\$8,500,000	Condo	3,599
166 Duane St #11B	1-00141-1080	18-Oct-19	\$8,275,000	Condo	4,208
101 Warren St #2840	1-00142-1700	14-Nov-19	\$8,250,000	Condo	3,772
30 Crosby St #M1	1-00473-1101	17-Oct-19	\$7,750,000	Condo	3,523
125 E Tenth St	1-00466-0045	11-Oct-19	\$7,650,000	House	3,225
443 Greenwich St #3G	1-00222-1222	3-Oct-19	\$7,500,000	Condo	3,022
160 Leroy St #11AN	1-00601-1344	10-Oct-19	\$7,150,000	Condo	
150 Charles St #5CN	1-00636-1255	1-Nov-19	\$6,750,000	Condo	2,241
95 Barrow St	1-00603-0061	15-Oct-19	\$6,750,000	House	2,592
2 Park Pl #34A	1-00123-1009	30-Dec-19	\$6,750,000	Condo	3,282
79 Laight St #3A	1-00217-1012	10-Oct-19	\$6,700,000	Condo	3,555
52 Lispenard St #5	1-00194-1706	10-Oct-19	\$6,700,000	Condo	3,347
56 Leonard St #29BW	1-00176-1078	13-Nov-19	\$6,330,000	Condo	2,177
250 South St #62J	1-00248-1647	24-Oct-19	\$6,254,030	Condo	
99 Jane St #7C	1-00642-1167	16-Dec-19	\$6,210,000	Condo	2,114
63 Greene St #PHC	1-00486-1224	20-Nov-19	\$6,100,000	Condo	2,178
115 Spring St #2	1-00499-1102	23-Dec-19	\$6,000,000	Coop	3,000
101 Murray St #38W	1-00142-1906	15-Nov-19	\$5,750,000	Condo	
92 Laight St #6A	1-00218-1118	18-Oct-19	\$5,675,000	Condo	2,666
21 Astor Pl #10C	1-00545-1323	21-Nov-19	\$5,500,000	Condo	2,914
719 Greenwich St #4S	1-00632-0039	19-Nov-19	\$5,498,000	Coop	2,500
56 Leonard St #11AW	1-00176-1013	27-Dec-19	\$5,450,000	Condo	2,309
30 Park Pl #51E	1-00123-1168	8-Oct-19	\$5,050,000	Condo	1,794
554 Broome St #R6	1-00491-1006	29-Oct-19	\$4,999,900	Condo	2,870
28 E Tenth St #9A	1-00561-1172	2-Dec-19	\$4,950,000	Condo	2,272
250 South St #80A	1-00248-1815	21-Nov-19	\$4,909,929	Condo	
100 Hudson St #9BCD	1-00179-0056	22-Oct-19	\$4,850,000	Coop	
56 Leonard St #30BE	1-00176-1084	8-Oct-19	\$4,775,000	Condo	1,668
335 Greenwich St #4B	1-00143-0021	12-Dec-19	\$4,750,000	Coop	
112 Greene St #3	1-00499-0011	31-Oct-19	\$4,750,000	Coop	2,700
1 Great Jones Aly #2B	1-00531-1403	16-Oct-19	\$4,700,000	Condo	
44 Laight St #1B	1-00220-1102	8-Nov-19	\$4,675,000	Condo	4,125
56 Leonard St #21AW	1-00176-1049	14-Nov-19	\$4,635,000	Condo	
173 Perry St #11N	1-00637-1322	11-Oct-19	\$4,600,000	Condo	1,853
2 Horatio St #3LMN	1-00616-1002	4-Oct-19	\$4,550,000	Coop	
166 Perry St #1D	1-00637-1704	24-Dec-19	\$4,460,000	Condo	2,989
34 Greene St #3N	1-00230-1504	5-Dec-19	\$4,400,000	Condo	2,051
101 Murray St #39B	1-00142-1908	4-Oct-19	\$4,375,000	Condo	
1 Leroy St #2B	1-00586-1001	5-Dec-19	\$4,300,000	Condo	1,966
6 Cortlandt Aly #R3	1-00172-1602	30-Dec-19	\$4,300,000	Condo	2,910



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



Address	BBL	Sale date	Sale price	Property type	Sqft
148 Chambers St #PH	1-00137-1407	17-Dec-19	\$4,150,000	Condo	2,251
1-2 River Ter #11H	1-00016-3726	18-Dec-19	\$4,100,000	Condo	1,978
37 Warren St #4A	1-00133-2007	1-Nov-19	\$4,050,000	Condo	2,366
100 Barclay St #12Q	1-00084-1049	30-Dec-19	\$4,025,000	Condo	
250 South St #54C	1-00248-1573	31-Oct-19	\$4,009,745	Condo	
66 Leonard St #8B	1-00173-1030	28-Oct-19	\$4,000,000	Condo	2,813
30 West St #27F	1-00016-1572	20-Nov-19	\$3,950,000	Condo	2,097
51 Fifth Ave #11C	1-00569-0005	3-Dec-19	\$3,900,000	Coop	1,200
11 Fifth Ave #9DC	1-00566-0001	23-Dec-19	\$3,900,000	Coop	
101 Murray St #25B	1-00142-1872	4-Oct-19	\$3,875,000	Condo	
133 Wooster St #4F	1-00515-0037	12-Nov-19	\$3,825,000	Coop	
101 Murray St #30B	1-00142-1887	25-Nov-19	\$3,800,000	Condo	
101 Murray St #23B	1-00142-1866	22-Nov-19	\$3,750,000	Condo	
30-34 W 13th St #2C	1-00576-0022	11-Oct-19	\$3,750,000	Coop	
157 Chambers St #6C	1-00140-1415	20-Nov-19	\$3,750,000	Condo	1,860
101 Murray St #42B	1-00142-1917	15-Nov-19	\$3,697,500	Condo	
250 West St #5E	1-00217-1243	24-Oct-19	\$3,620,000	Condo	1,888
250 South St #45C	1-00248-1456	27-Nov-19	\$3,603,229	Condo	
101 Murray St #30A	1-00142-1886	15-Nov-19	\$3,527,500	Condo	
101 Murray St #38B	1-00142-1905	15-Nov-19	\$3,527,500	Condo	
75 Kenmare St #5F	1-00480-1333	26-Nov-19	\$3,452,022	Condo	
75 Kenmare St #3F	1-00480-1318	27-Dec-19	\$3,414,839	Condo	
275 W Tenth St #7D	1-00631-1230	20-Nov-19	\$3,400,000	Condo	
115 Nassau St #49A	1-00090-1266	6-Dec-19	\$3,350,000	Condo	
166 Perry St #5C	1-00637-1716	30-Dec-19	\$3,335,000	Condo	1,504
101 Murray St #26A	1-00142-1874	15-Nov-19	\$3,315,000	Condo	
260 W Broadway #3D	1-00212-1054	1-Nov-19	\$3,301,000	Condo	1,671
101 Murray St #27B	1-00142-1878	15-Nov-19	\$3,272,500	Condo	
210 Bowery #2NDF	1-00492-1402	7-Nov-19	\$3,200,000	Condo	
115 Nassau St #47A	1-00090-1262	22-Nov-19	\$3,200,000	Condo	
152 Wooster St #3A	1-00514-0010	30-Dec-19	\$3,200,000	Coop	
242 Broome St #11B	1-00409-1244	19-Nov-19	\$3,195,000	Condo	1,734
101 Wall St #22A	1-00033-1051	8-Oct-19	\$3,175,000	Condo	
255 Bowery #RESPH	1-00427-1506	30-Oct-19	\$3,143,910	Condo	
157 Chambers St #9B	1-00140-1423	11-Oct-19	\$3,085,000	Condo	1,500
225 Lafayette St #5D	1-00481-1111	26-Nov-19	\$3,050,000	Condo	2,032
212 Warren St #9E	1-00016-4384	5-Dec-19	\$3,030,000	Condo	1,691
70 Little West St #25A	1-00016-1893	19-Dec-19	\$2,999,000	Condo	1,734
137 Duane St #2E	1-00147-1710	23-Oct-19	\$2,995,000	Condo	2,982
178 Prince St #2	1-00503-0020	10-Oct-19	\$2,950,000	Coop	
84 Mercer St #5A	1-00484-0001	23-Oct-19	\$2,930,000	Coop	
30 West St #25A	1-00016-1554	4-Oct-19	\$2,925,000	Condo	1,698
142 Duane St #4A	1-00146-0018	30-Dec-19	\$2,925,000	Coop	2,000
445 Lafayette St #11C	1-00544-1102	10-Oct-19	\$2,911,000	Coop	
37 Clarkson St #609	1-00601-1109	3-Dec-19	\$2,900,000	Condo	1,290
135 W Fourth St #1W	1-00552-1201	3-Oct-19	\$2,900,000	Condo	1,878
88 Prince St #4C	1-00498-0007	6-Dec-19	\$2,900,000	Coop	
75 Wall St #34O	1-00031-1286	4-Oct-19	\$2,875,000	Condo	1,914
250 South St #63D	1-00248-1653	2-Oct-19	\$2,855,100	Condo	
212 Warren St #16G	1-00016-4438	3-Oct-19	\$2,850,000	Condo	1,654



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

