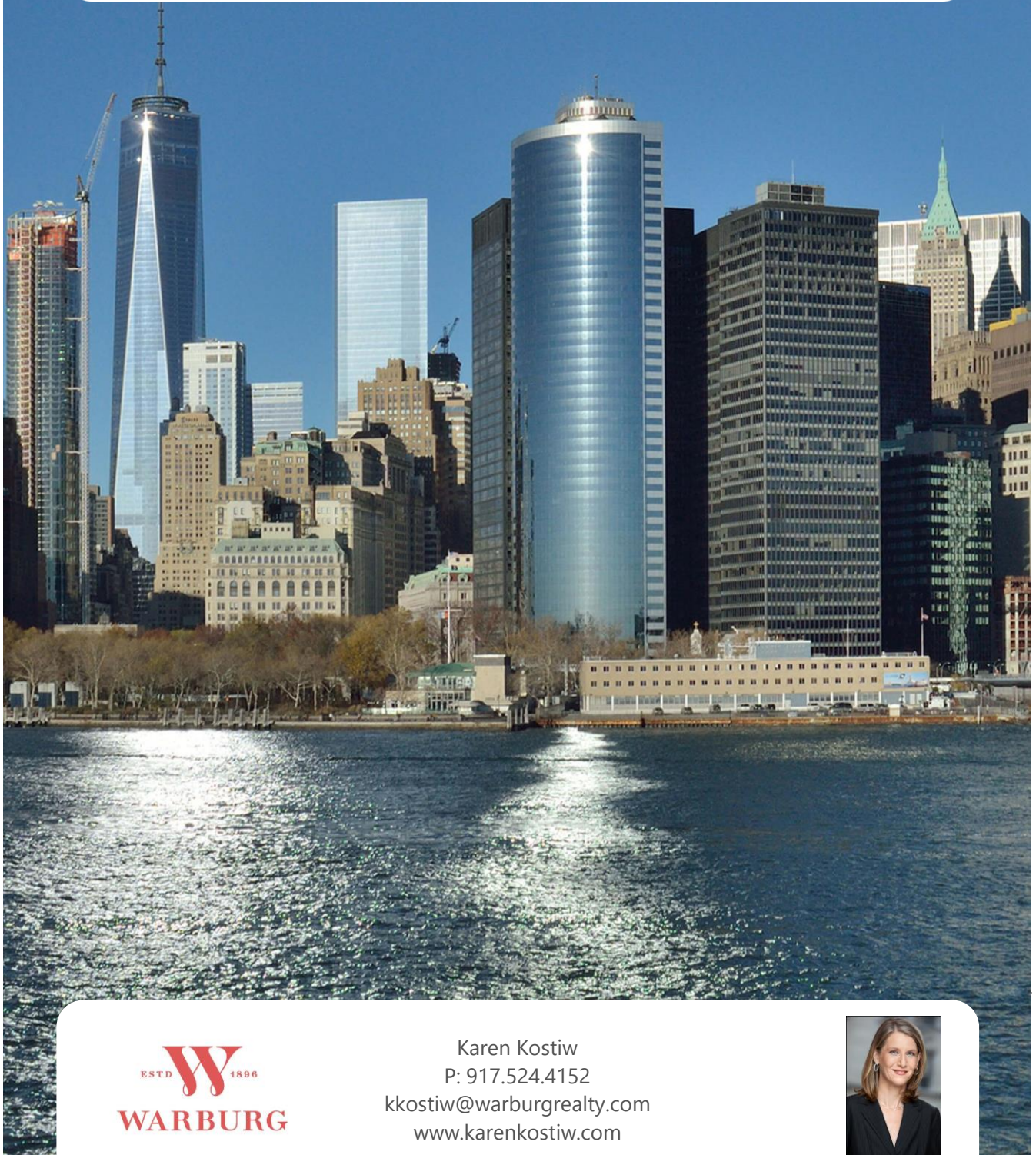


FINANCIAL DISTRICT

A quarterly analysis of residential sales
in Financial District, Manhattan

4th Quarter 2019



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



Residential Market Report, 4th Quarter 2019

Financial District, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1,000K

-3% YoY

NO. OF TRANSACTIONS

63

-22% YoY

MEDIAN PRICE/SQ.FT.

\$1,081

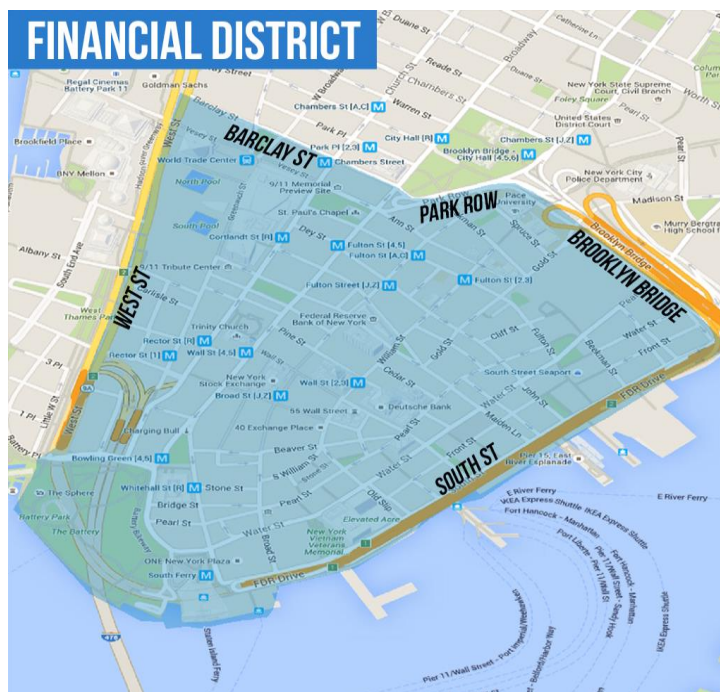
-15% YoY

MANHATTAN
MEDIAN SALE PRICE

\$999K

-1% YoY

NEIGHBORHOOD BOUNDARIES

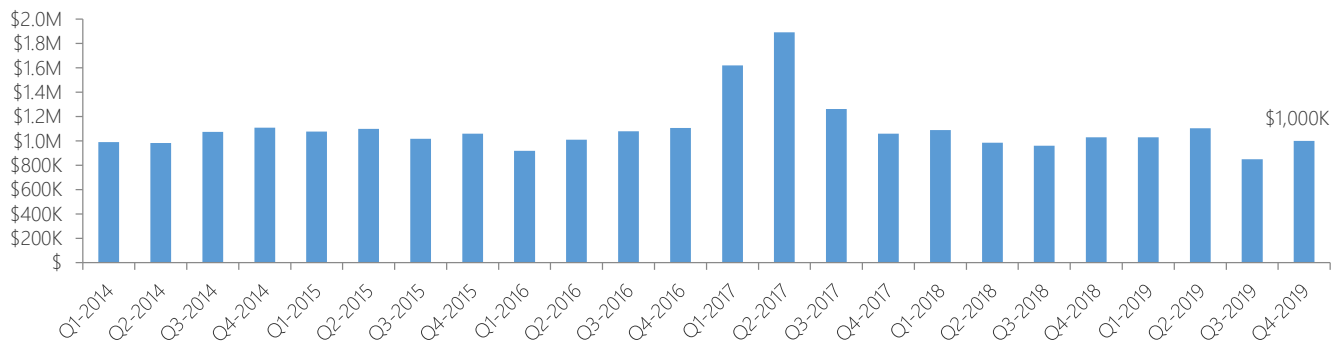


Karen Kostiw
P: 917.524.4152
kkostiw@warburgrealty.com
www.karenkostiw.com

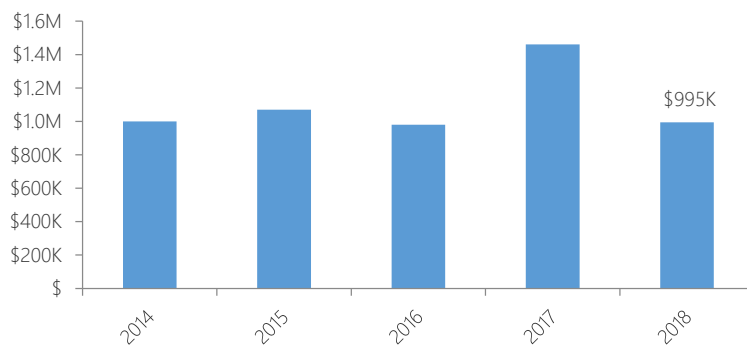


RESIDENTIAL STATS

Median Sale Price by Quarter

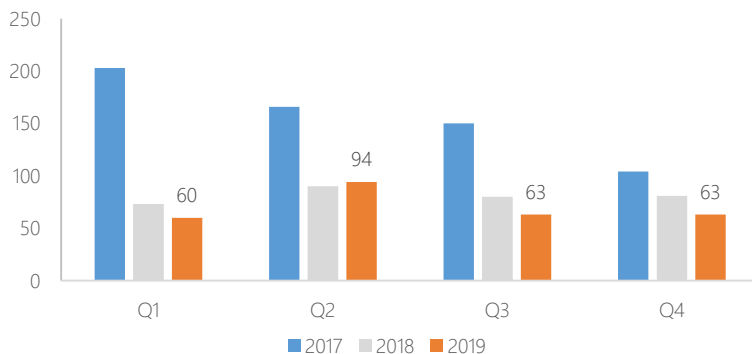


Median Sale Price by Year



Number of Transactions

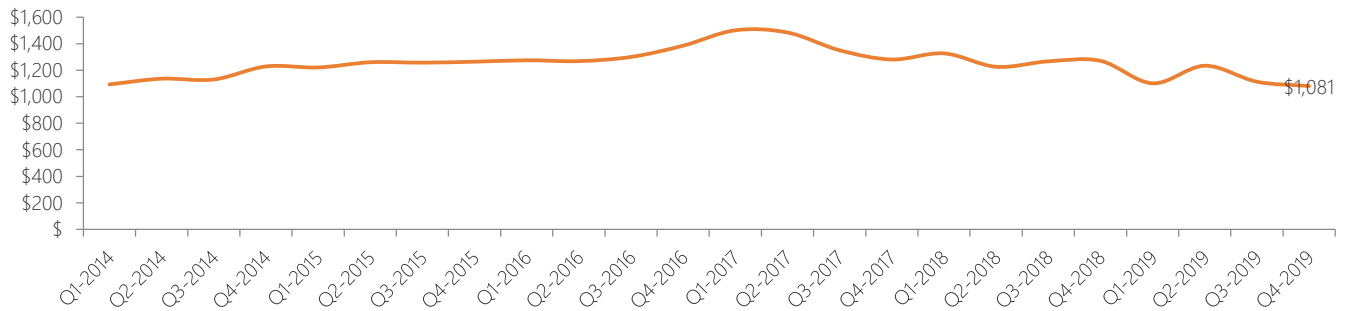
Quarter	2014	2015	2016	2017	2018	2019
Q1	119	87	96	203	73	60
Q2	148	120	123	166	90	94
Q3	131	120	115	150	80	63
Q4	116	92	120	104	81	63



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



Median Sale Price per Square Foot

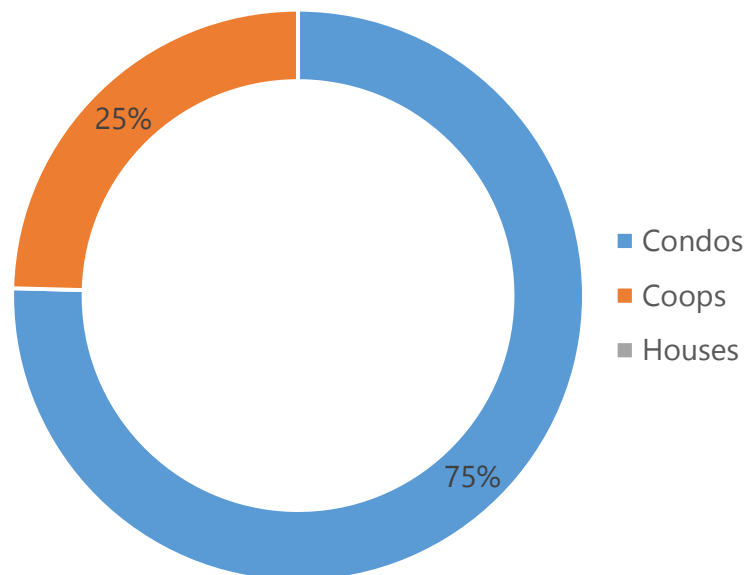


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,122,500	-2%	\$1,081	-17%	46
Coops	\$910,000	24%	\$804	-10%	15
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
100 Barclay St #12Q	1-00084-1049	30-Dec-19	\$4,025,000	Condo	
115 Nassau St #49A	1-00090-1266	6-Dec-19	\$3,350,000	Condo	
115 Nassau St #47A	1-00090-1262	22-Nov-19	\$3,200,000	Condo	
101 Wall St #22A	1-00033-1051	8-Oct-19	\$3,175,000	Condo	
75 Wall St #34O	1-00031-1286	4-Oct-19	\$2,875,000	Condo	1,914
59 John St #11C	1-00078-1669	9-Dec-19	\$2,540,000	Condo	2,279
15 Broad St #2300	1-00026-1191	31-Oct-19	\$1,995,000	Condo	1,945
15 Broad St #712	1-00026-1347	31-Dec-19	\$1,990,000	Condo	2,025
36-38 Park Row #2E	1-00101-0001	27-Nov-19	\$1,902,012	Coop	
15 Broad St #1812	1-00026-1122	31-Oct-19	\$1,781,938	Condo	1,809
15 William St #26E	1-00025-1560	12-Nov-19	\$1,685,000	Condo	1,300
75 Wall St #22O	1-00031-1073	6-Dec-19	\$1,650,000	Condo	1,411
50 West St #31B	1-00017-1300	7-Oct-19	\$1,532,466	Condo	
50 Pine St #6S	1-00041-1010	21-Nov-19	\$1,400,000	Condo	1,045
15 Broad St #924	1-00026-1381	30-Dec-19	\$1,375,000	Condo	1,525
123 Washington St #PH54G	1-00053-1349	11-Oct-19	\$1,360,000	Condo	708
15 William St #41K	1-00025-1681	11-Oct-19	\$1,350,000	Condo	1,062
55 Wall St #552	1-00027-1016	23-Oct-19	\$1,336,900	Condo	1,165
99 John St #1609	1-00076-1421	16-Dec-19	\$1,280,000	Condo	970
15 Broad St #1704	1-00026-1102	8-Oct-19	\$1,275,000	Condo	1,169
15 Broad St #3414	1-00026-1319	8-Oct-19	\$1,225,000	Condo	1,071
55 Wall St #950	1-00027-1106	15-Oct-19	\$1,188,000	Condo	1,274
18-20 Pine St #1611	1-00044-1214	19-Dec-19	\$1,150,000	Condo	1,223
18-20 Pine St #611	1-00044-1043	31-Dec-19	\$1,095,000	Condo	1,223
90 William St #9G	1-00068-1295	30-Dec-19	\$1,080,000	Condo	1,080
75 Wall St #19N	1-00031-1022	25-Oct-19	\$1,060,000	Condo	762
80 Gold St #24C	1-00094-0001	1-Oct-19	\$1,060,000	Coop	915
18-20 Pine St #1105	1-00044-1132	15-Oct-19	\$1,050,000	Condo	1,100
71 Nassau St #6C	1-00079-1124	17-Oct-19	\$1,030,000	Condo	892
80 Gold St #18D	1-00094-0001	4-Oct-19	\$999,500	Coop	
80 Gold St #27D	1-00094-0001	18-Oct-19	\$999,000	Coop	
80 Gold St #17L	1-00094-0001	28-Oct-19	\$999,000	Coop	
80 Gold St #4D	1-00094-0001	27-Nov-19	\$940,000	Coop	
80 Gold St #10D	1-00094-0001	22-Nov-19	\$930,000	Coop	
55 Wall St #600	1-00027-1019	18-Dec-19	\$925,000	Condo	1,279
90 William St #3C	1-00068-1233	27-Nov-19	\$925,000	Condo	1,072
80 Gold St #4C	1-00094-0001	10-Oct-19	\$910,000	Coop	
15 William St #7C	1-00025-1414	27-Dec-19	\$900,000	Condo	832
15 Broad St #1528	1-00026-1081	13-Dec-19	\$880,000	Condo	929
80 Gold St #6G	1-00094-0001	12-Nov-19	\$875,000	Coop	
15 William St #24D	1-00025-1543	14-Nov-19	\$870,000	Condo	698
99 John St #419	1-00076-1174	11-Dec-19	\$850,000	Condo	784
324 Pearl St #1D	1-00106-1103	29-Oct-19	\$830,000	Condo	794
20 Pine St #2115	1-00044-1304	30-Oct-19	\$760,000	Condo	703
18-20 Pine St #2802	1-00044-1371	23-Dec-19	\$735,000	Condo	728
80 Gold St #27H	1-00094-0001	4-Nov-19	\$730,000	Coop	
80 Gold St #11M	1-00094-0001	27-Dec-19	\$702,000	Coop	
123 Washington St #30A	1-00053-1418	4-Nov-19	\$700,000	Condo	465
324 Pearl St #1A	1-00106-1101	2-Oct-19	\$700,000	Condo	902
120 Greenwich St #4H	1-00053-1029	28-Oct-19	\$695,000	Condo	541



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



Address	BBL	Sale date	Sale price	Property type	Sqft
80 Gold St #17J	1-00094-0001	21-Oct-19	\$695,000	Coop	
20 West St #19F	1-00015-1206	16-Dec-19	\$690,000	Condo	675
80 Gold St #8M	1-00094-0001	25-Oct-19	\$688,888	Coop	
80 Gold St #20E	1-00094-0001	27-Dec-19	\$685,000	Coop	
99 John St #724	1-00076-1256	17-Dec-19	\$650,000	Condo	619
3 Hanover Sq #16F	1-00028-0001	26-Nov-19	\$630,000	Coop	1,400
88 Greenwich St #303	1-00018-1004	18-Nov-19	\$535,000	Condo	625
1 Wall Street Ct #408	1-00028-1028	25-Nov-19	\$497,000	Condo	361
40 Broad St #10A	1-00024-1005	14-Nov-19	\$475,000	Condo	871



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

