

NOMAD

A quarterly analysis of residential sales
in NoMad, Manhattan

4th Quarter 2019



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



Residential Market Report, 4th Quarter 2019

NoMad, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.77M

22% YoY

NO. OF TRANSACTIONS

36

13% YoY

MEDIAN PRICE/SQ.FT.

\$1,418

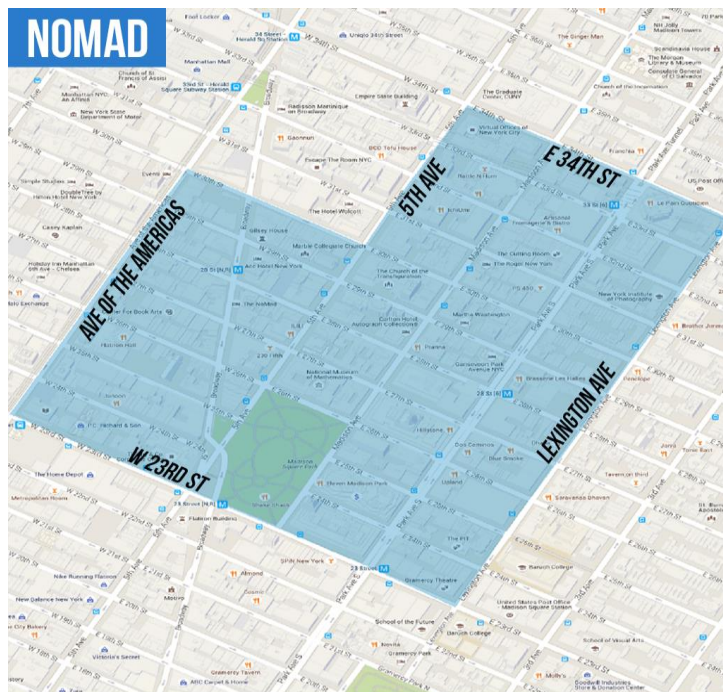
-8% YoY

MANHATTAN
MEDIAN SALE PRICE

\$999K

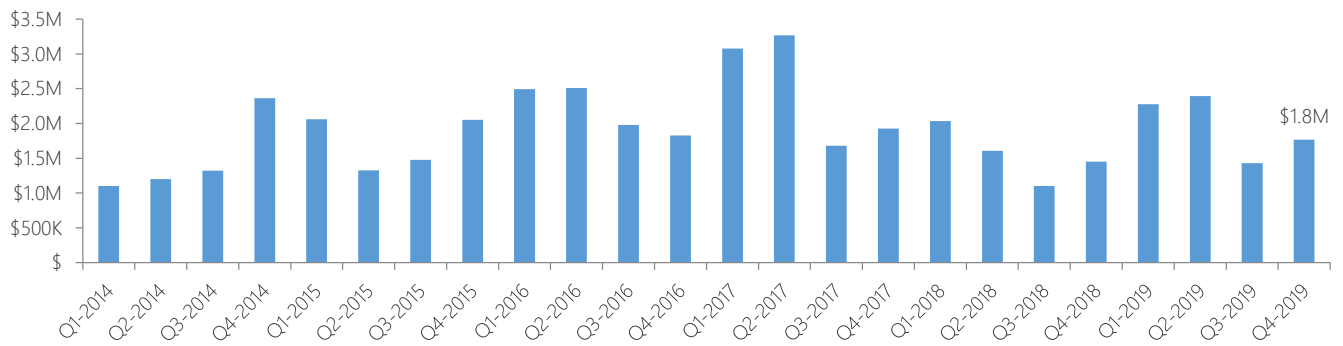
-1% YoY

NEIGHBORHOOD BOUNDARIES

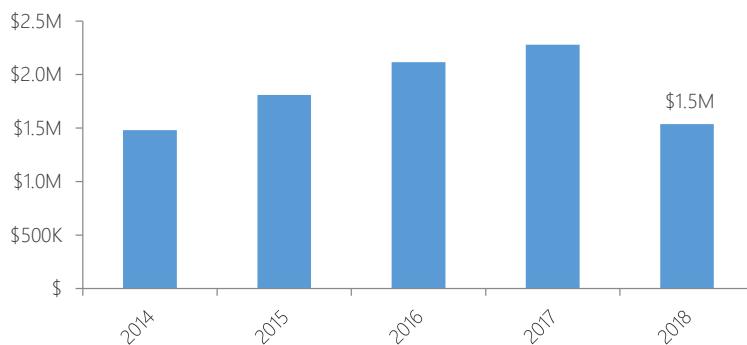


RESIDENTIAL STATS

Median Sale Price by Quarter

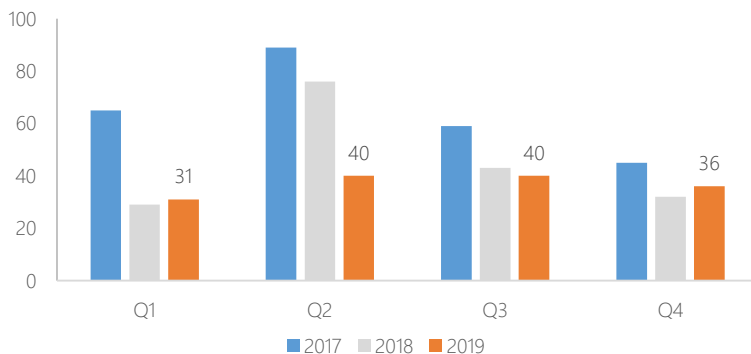


Median Sale Price by Year



Number of Transactions

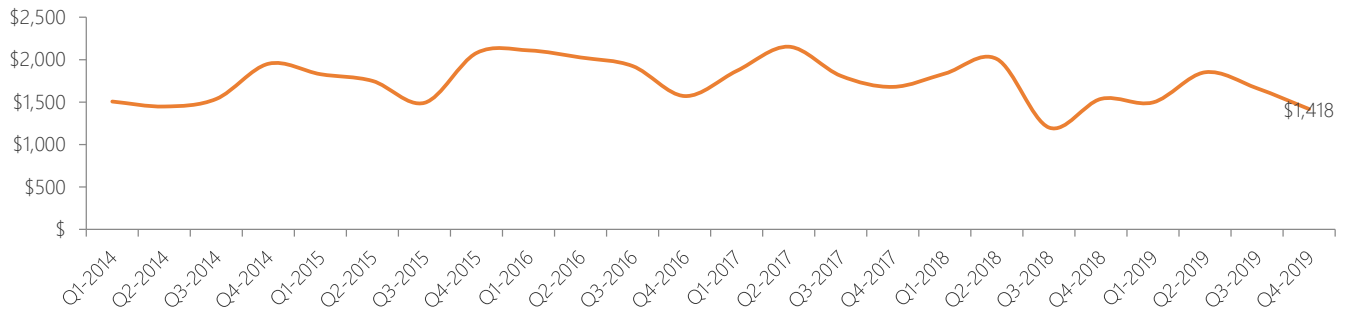
Quarter	2014	2015	2016	2017	2018	2019
Q1	43	49	66	65	29	31
Q2	51	54	99	89	76	40
Q3	46	45	87	59	43	40
Q4	69	84	59	45	32	36



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Median Sale Price per Square Foot

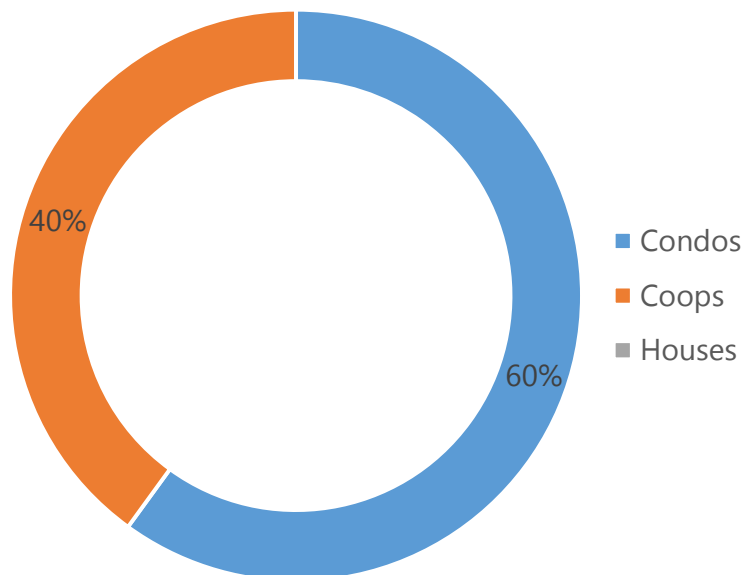


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,107,500	6%	\$1,706	-2%	21
Coops	\$731,000	-36%	\$1,128	36%	14
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
90 Lexington Ave #PHA	1-00882-1153	23-Dec-19	\$9,716,508	Condo	
50 W 30th St #PH2	1-00831-1156	10-Oct-19	\$5,900,000	Condo	2,190
323 Park Ave S #9	1-00880-1214	31-Oct-19	\$4,000,000	Condo	3,075
38 W 26th St #2	1-00827-0068	8-Nov-19	\$3,700,000	Coop	
225 Fifth Ave #5E	1-00856-1158	17-Oct-19	\$3,600,000	Condo	1,650
24 W 30th St #RES6	1-00831-1010	23-Oct-19	\$3,175,000	Condo	1,979
404 Park Ave S #12A	1-00858-1144	16-Dec-19	\$3,150,000	Condo	1,695
425 Park Ave S #8BC	1-00885-0001	16-Oct-19	\$2,800,000	Coop	2,050
11 E 29th St #38A	1-00859-1094	12-Dec-19	\$2,750,000	Condo	1,612
398 Park Ave S #24B	1-00857-1210	19-Dec-19	\$2,600,000	Condo	1,834
50 W 29th St #7W	1-00830-0074	7-Oct-19	\$2,425,000	Coop	
50 W 30th St #16B	1-00831-1142	18-Nov-19	\$2,425,000	Condo	1,310
241 Fifth Ave #17A	1-00857-1041	15-Nov-19	\$2,380,000	Condo	1,198
1200 Broadway #3E	1-00831-0020	25-Oct-19	\$1,875,000	Coop	
10 Madison Sq W #11G	1-00826-1076	19-Nov-19	\$1,835,000	Condo	1,048
41 E 28th St #3A	1-00858-0032	30-Dec-19	\$1,800,000	Coop	1,300
11 E 29th St #20C	1-00859-1042	26-Nov-19	\$1,775,000	Condo	1,374
45 E 25th St #26C	1-00855-1082	4-Nov-19	\$1,760,000	Condo	998
11 E 29th St #50B	1-00859-1131	26-Nov-19	\$1,700,000	Condo	1,150
404 Park Ave S #8E	1-00858-1131	22-Nov-19	\$1,500,000	Condo	798
45 E 25th St #32A	1-00855-1098	5-Dec-19	\$1,350,000	Condo	640
111 E 30th St #17C	1-00886-1042	3-Dec-19	\$1,325,000	Condo	1,059
45 E 30th St #4A	1-00860-1008	7-Oct-19	\$1,325,000	Condo	1,080
50 Lexington Ave #4D	1-00880-0019	13-Nov-19	\$1,135,000	Coop	900
39 E 29th St #9D	1-00859-1239	27-Nov-19	\$1,090,000	Condo	792
325 Fifth Ave #35E	1-00862-1500	30-Dec-19	\$894,890	Condo	886
407 Park Ave S #14D	1-00884-0001	7-Oct-19	\$745,000	Coop	
407 Park Ave S #5B	1-00884-0001	26-Nov-19	\$717,000	Coop	720
66 Madison Ave #8D	1-00857-0018	2-Oct-19	\$685,000	Coop	700
50 Lexington Ave #20G	1-00880-0019	5-Nov-19	\$655,000	Coop	
139 E 33rd St #4N	1-00889-0015	13-Nov-19	\$430,000	Coop	
139 E 33rd St #4D	1-00889-0015	4-Nov-19	\$430,000	Coop	
35 E 30th St #5D	1-00860-0027	7-Oct-19	\$230,000	Coop	
110 Madison Ave #4B	1-00859-1401	6-Dec-19	\$210,000	Coop	28,801



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