

# BATTERY PARK CITY

A quarterly analysis of residential sales  
in Battery Park City, Manhattan

1st Quarter 2020



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



# Residential Market Report, 1st Quarter 2020

## Battery Park City, Manhattan

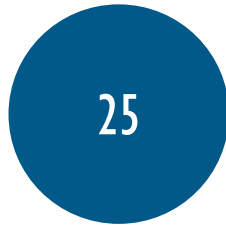
### SUMMARY

MEDIAN SALE PRICE



-26% YoY

NO. OF TRANSACTIONS



-4% YoY

MEDIAN PRICE/SQ.FT.



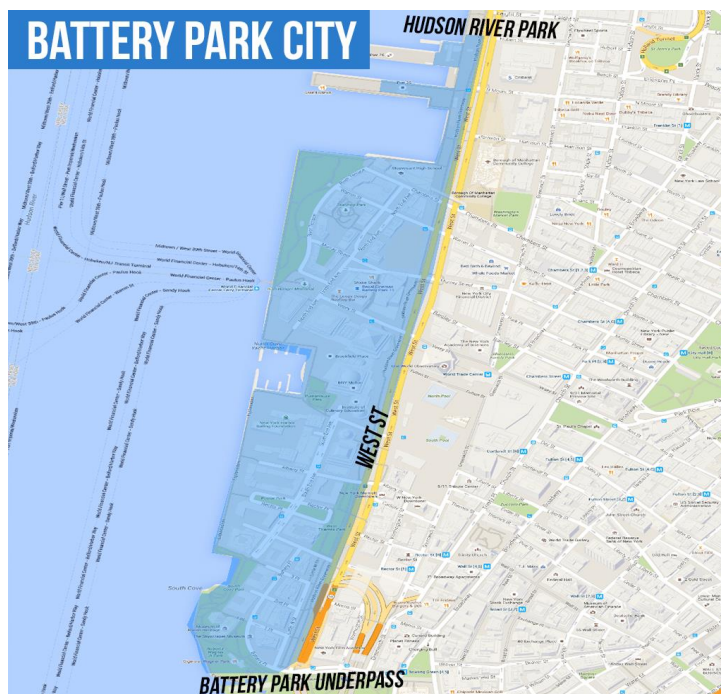
-16% YoY

MANHATTAN  
MEDIAN SALE PRICE



-7% YoY

### NEIGHBORHOOD BOUNDARIES

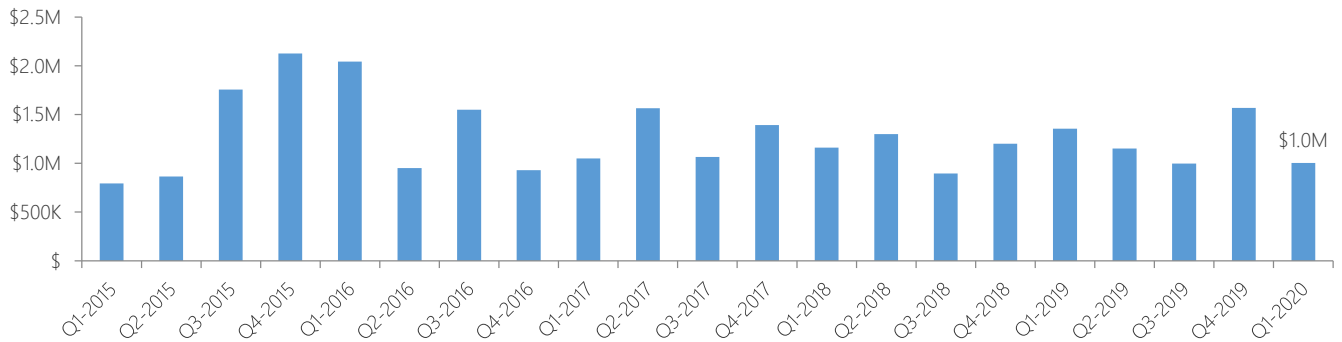


Karen Kostiw  
P: 917.524.4152  
kkostiw@warburgrealty.com  
www.karenkostiw.com

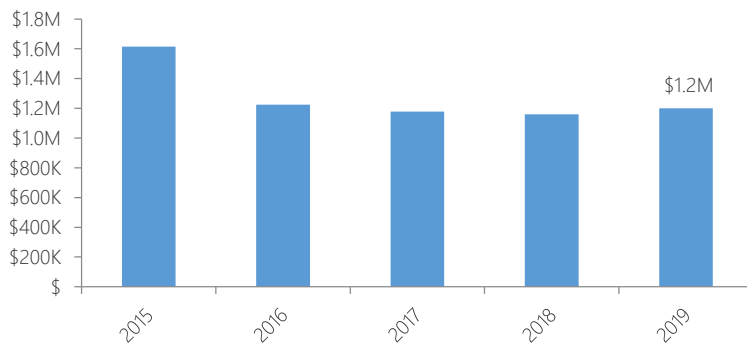


## RESIDENTIAL STATS

### Median Sale Price by Quarter

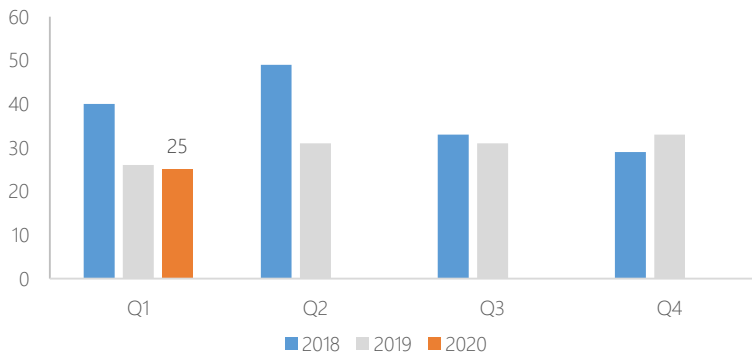


### Median Sale Price by Year



### Number of Transactions

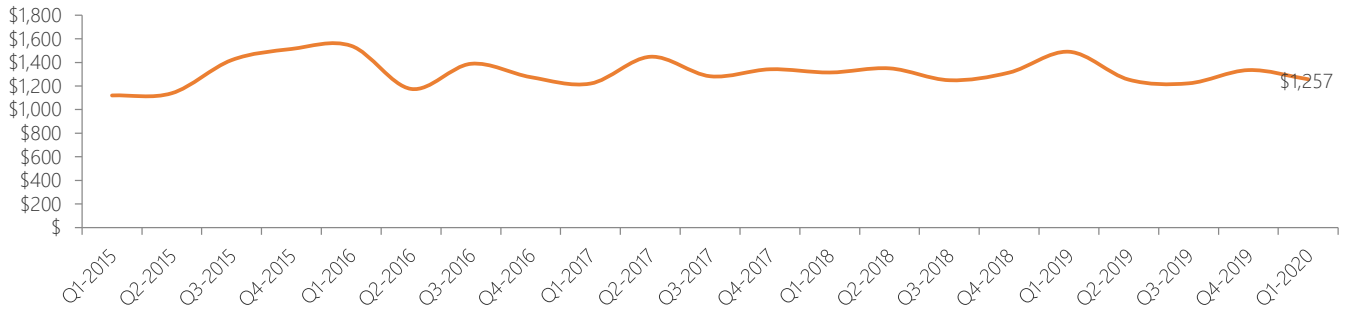
Quarter	2015	2016	2017	2018	2019	2020
Q1	33	75	43	40	26	25
Q2	50	50	51	49	31	
Q3	128	57	48	33	31	
Q4	86	47	48	29	33	



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



## Median Sale Price per Square Foot

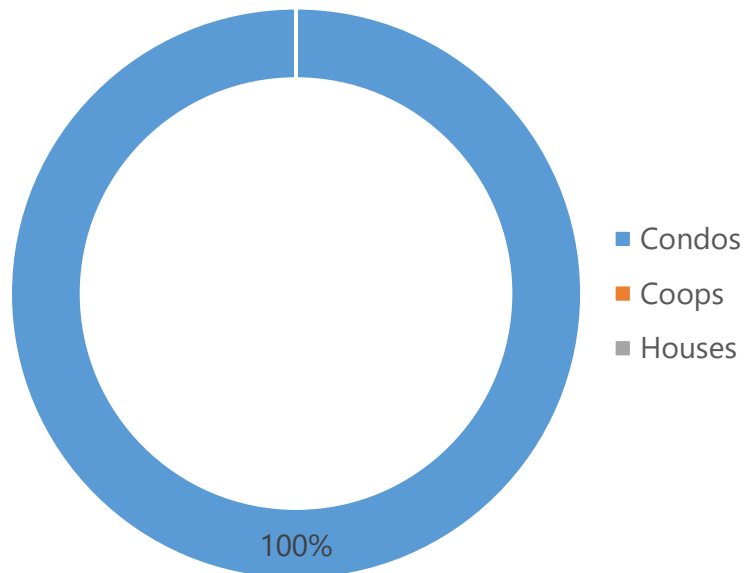


## RESIDENTIAL SALES BREAKDOWN

### Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,005,000	-26%	\$1,257	-16%	25
Coops	-	-	-	-	0
Houses	-	-	-	-	0

### Number of Sales by Building Type



## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
1-2 River Ter #24A, B	1-00016-3817	30-Jan-20	\$4,999,999	Condo	3,136
1-2 River Ter #11T	1-00016-3734	10-Mar-20	\$3,225,000	Condo	1,816
10 Little West St #28A	1-00016-9116	7-Jan-20	\$2,985,000	Condo	1,552
1-2 River Ter #22B	1-00016-3807	2-Jan-20	\$2,550,000	Condo	1,439
212 Warren St #9A	1-00016-4382	17-Jan-20	\$2,480,000	Condo	1,441
1-2 River Ter #4A	1-00016-3622	18-Feb-20	\$2,185,000	Condo	1,484
70 Little West St #22B	1-00016-1873	3-Mar-20	\$2,150,000	Condo	1,311
200 Rector Pl #43D	1-00016-5167	18-Feb-20	\$2,080,000	Condo	1,546
70 Little West St #8E	1-00016-1762	13-Mar-20	\$1,950,000	Condo	1,357
70 Little West St #32F	1-00016-1940	9-Mar-20	\$1,830,000	Condo	1,356
30 West St #PH 2G	1-00016-1628	19-Feb-20	\$1,785,000	Condo	1,190
30 West St #6D	1-00016-1431	13-Feb-20	\$1,050,000	Condo	875
225 Rector Pl #20J	1-00016-3468	12-Feb-20	\$960,000	Condo	765
200 Rector Pl #5E	1-00016-5171	11-Mar-20	\$895,000	Condo	766
225 Rector Pl #16E	1-00016-3428	24-Jan-20	\$865,000	Condo	687
350 Albany St #2C	1-00016-2009	21-Feb-20	\$800,000	Condo	687
2 S End Ave #8P	1-00016-8146	3-Jan-20	\$780,000	Condo	1,000
377 Rector Pl #3K	1-00016-1207	3-Mar-20	\$754,000	Condo	688
350 Albany St #4A	1-00016-2028	16-Jan-20	\$715,000	Condo	840
250 S End Ave #15E	1-00016-2293	9-Mar-20	\$699,000	Condo	1,174
300 Rector Pl #9P	1-00016-4152	10-Feb-20	\$635,000	Condo	635
280 Rector Pl #8G	1-00016-3101	27-Feb-20	\$525,000	Condo	622
2 S End Ave #5K	1-00016-8075	16-Mar-20	\$500,000	Condo	634
300 Albany St #6O	1-00016-2463	6-Feb-20	\$473,000	Condo	534



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

