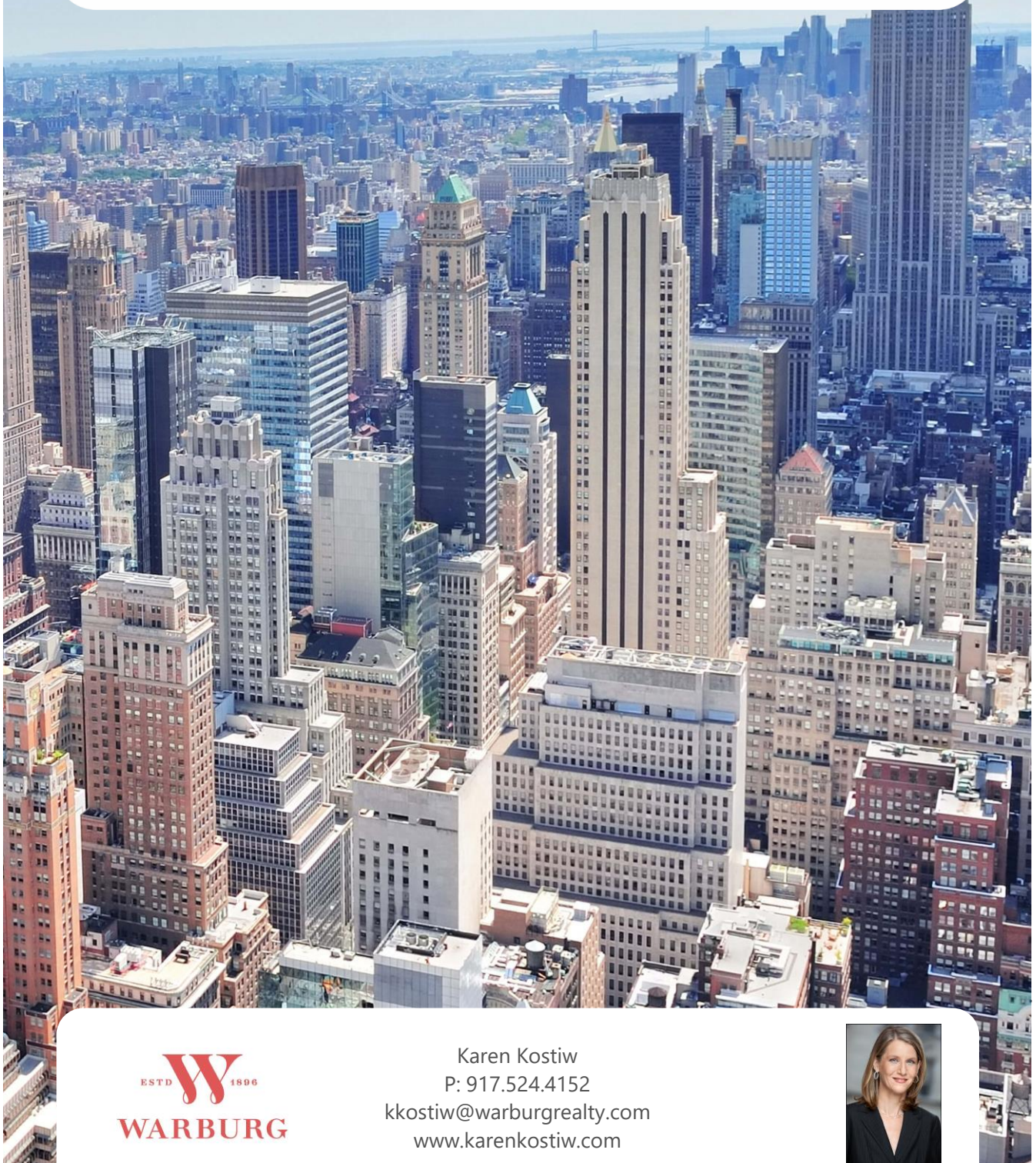


DOWNTOWN MANHATTAN

A quarterly analysis of residential sales
in Downtown Manhattan, Manhattan

1st Quarter 2020



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Residential Market Report, 1st Quarter 2020

Downtown Manhattan, Manhattan

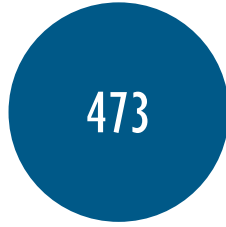
SUMMARY

MEDIAN SALE PRICE



-4% YoY

NO. OF TRANSACTIONS



-11% YoY

MEDIAN PRICE/SQ.FT.



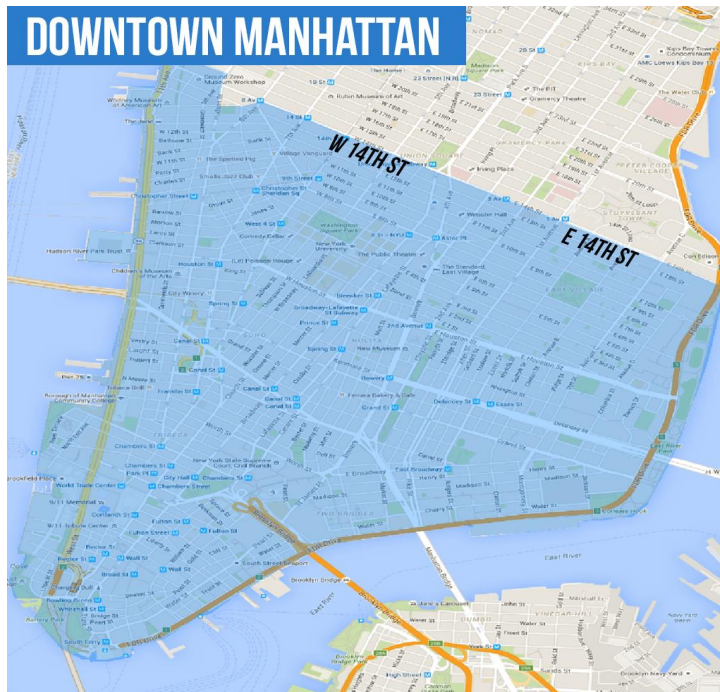
-10% YoY

MANHATTAN
MEDIAN SALE PRICE



-7% YoY

NEIGHBORHOOD BOUNDARIES

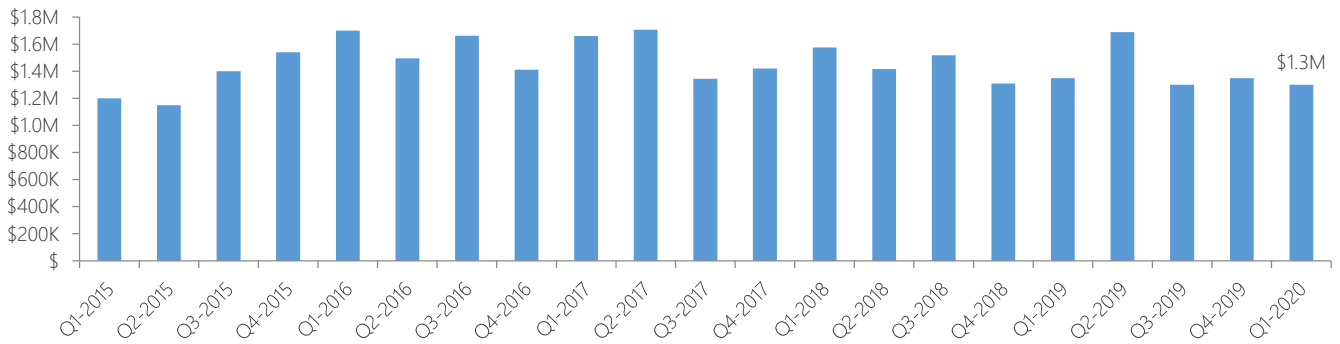


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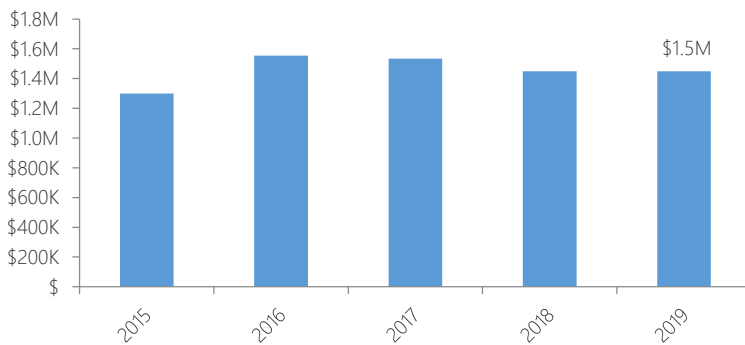


RESIDENTIAL STATS

Median Sale Price by Quarter

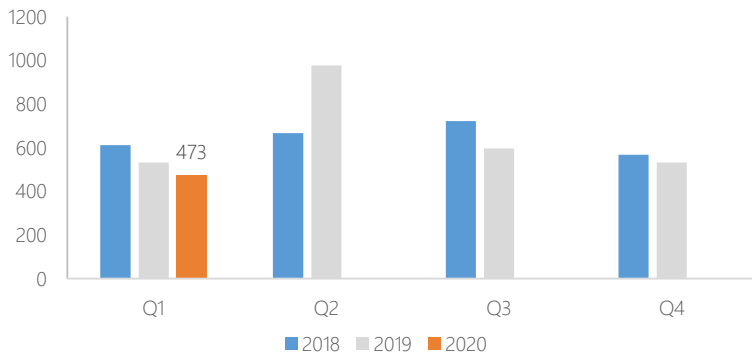


Median Sale Price by Year



Number of Transactions

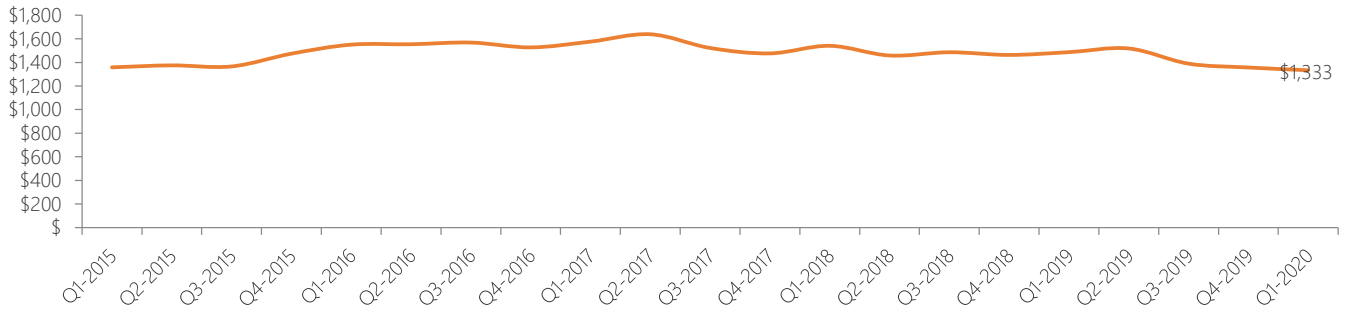
Quarter	2015	2016	2017	2018	2019	2020
Q1	568	754	771	612	532	473
Q2	685	761	823	667	977	
Q3	843	814	729	722	596	
Q4	659	646	587	567	532	



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Median Sale Price per Square Foot

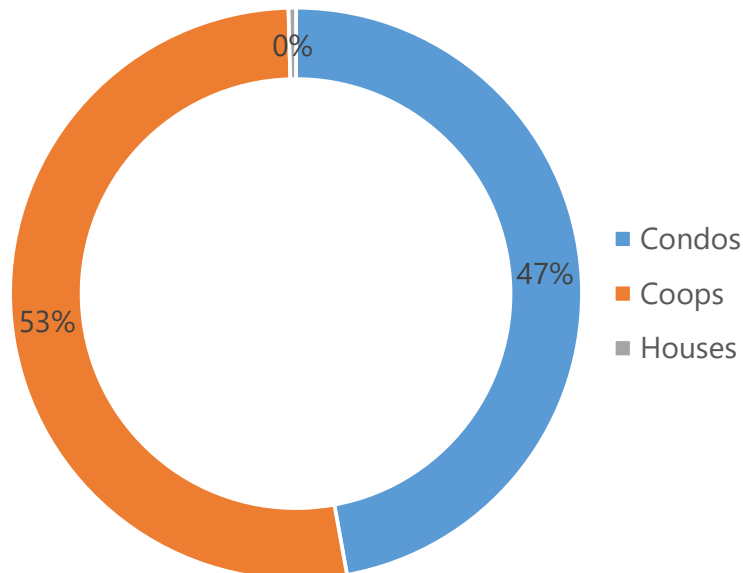


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,912,950	7%	\$1,357	-10%	223
Coops	\$945,000	-3%	\$1,300	-11%	248
Houses	\$7,850,000	19%	-	-	2

Number of Sales by Building Type



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TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
155 W Eleventh St #9A	1-00607-1374	12-Feb-20	\$16,300,000	Condo	3,951
92 Laight St #PH A	1-00218-1137	21-Jan-20	\$15,800,000	Condo	3,838
443 Greenwich St #2A	1-00222-1209	21-Jan-20	\$14,700,000	Condo	
160 Leroy St #N 14A	1-00601-1350	10-Jan-20	\$12,711,588	Condo	
311 W Fourth St	1-00615-0006	3-Jan-20	\$12,250,000	House	
30 Park Pl #70A	1-00123-1235	15-Jan-20	\$10,500,000	Condo	
400 W Twelfth St #TH2	1-00640-1058	13-Mar-20	\$10,500,000	Condo	6,321
443 Greenwich St #3B	1-00222-1219	12-Feb-20	\$10,300,000	Condo	
260 W Broadway #11C	1-00212-1052	16-Mar-20	\$8,375,000	Condo	2,074
211 Elizabeth St #PH	1-00493-1116	4-Feb-20	\$8,225,000	Condo	2,122
1 Great Jones Aly #8	1-00531-1414	11-Mar-20	\$8,160,896	Condo	
75-87 Grand St #LOFT3	1-00229-0022	12-Feb-20	\$7,900,000	Coop	
374 Broome St #PH B	1-00480-1110	18-Mar-20	\$7,700,000	Condo	
8 Jay St #4	1-00143-1002	7-Feb-20	\$7,500,000	Coop	
160 W Twelfth St #78	1-00607-1437	9-Jan-20	\$7,295,000	Condo	2,448
552 Laguardia Pl #PH	1-00537-1002	19-Feb-20	\$6,900,000	Coop	
7 Hubert St #8A	1-00214-1225	7-Feb-20	\$6,800,000	Condo	2,758
88 Franklin St #3	1-00175-1403	13-Mar-20	\$6,700,000	Condo	4,001
101 Murray St #29W	1-00142-1885	3-Mar-20	\$6,678,300	Condo	
275 W Tenth St #A	1-00631-1204	13-Mar-20	\$6,350,000	Condo	
345 W 13th St #5C	1-00629-1237	27-Mar-20	\$6,260,000	Condo	2,425
175 Sullivan St #3A	1-00525-1502	19-Feb-20	\$6,250,000	Condo	1,565
11 Beach St #8C	1-00212-1423	15-Jan-20	\$6,100,000	Condo	3,108
39 Lispenard St #2	1-00210-1001	16-Jan-20	\$6,000,000	Condo	
70 Charlton St #14C	1-00580-0011	12-Mar-20	\$5,607,918	Coop	
682 Broadway #3	1-00530-0007	25-Feb-20	\$5,600,000	Coop	3,000
46 White St #6	1-00193-1806	17-Jan-20	\$5,575,000	Condo	3,242
72 Reade St #2S	1-00150-1012	28-Feb-20	\$5,525,000	Condo	
49-51 Chambers St #16E	1-00153-1161	3-Jan-20	\$5,400,000	Condo	
32 Washington Sq W #14E	1-00552-0062	11-Mar-20	\$5,200,000	Coop	
55 N Moore St #3	1-00188-0001	23-Jan-20	\$5,170,000	Coop	
1-2 River Ter #24A, B	1-00016-3817	30-Jan-20	\$4,999,999	Condo	
260 W Broadway #10B	1-00212-1046	11-Mar-20	\$4,999,500	Condo	1,431
49-51 Chambers St #11E	1-00153-1157	5-Mar-20	\$4,990,000	Condo	
100 Barclay St #13A	1-00084-1052	26-Feb-20	\$4,917,000	Condo	
101 Murray St #9W	1-00142-1818	2-Mar-20	\$4,900,000	Condo	
712 Broadway #11	1-00545-0008	3-Feb-20	\$4,900,000	Coop	
56 Leonard St #W 31A	1-00176-1089	9-Jan-20	\$4,872,000	Condo	1,624
54 White St #2	1-00193-0006	20-Feb-20	\$4,850,000	Coop	
415 Greenwich St #3G	1-00215-1122	7-Feb-20	\$4,750,000	Condo	2,693
121 Spring St #5	1-00499-1305	10-Mar-20	\$4,575,000	Condo	2,000
311 E Eleventh St #PH 2C	1-00453-1535	16-Mar-20	\$4,500,000	Condo	1,021
150 Charles St #N 7C	1-00636-1269	8-Jan-20	\$4,500,000	Condo	
99 Jane St #1D	1-00642-1102	13-Feb-20	\$4,400,000	Condo	2,039
1 Great Jones Aly #5B	1-00531-1409	4-Feb-20	\$4,300,000	Condo	
21 E Twelfth St #11C	1-00570-1130	15-Jan-20	\$4,217,808	Condo	
34 Laight St #5N	1-00220-0026	13-Feb-20	\$4,075,000	Coop	
101 Murray St #33B	1-00142-1890	27-Jan-20	\$4,055,000	Condo	
21 E Twelfth St #10C	1-00570-1127	5-Feb-20	\$4,050,011	Condo	
49-51 Chambers St #16D	1-00153-1149	16-Jan-20	\$4,050,000	Condo	



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Address	BBL	Sale date	Sale price	Property type	Sqft
59 W Twelfth St #4E	1-00576-1530	6-Feb-20	\$4,000,000	Condo	1,330
225 Lafayette St #11B	1-00481-1132	16-Mar-20	\$3,995,000	Condo	2,154
242 Broome St #14B	1-00409-1254	4-Feb-20	\$3,955,000	Condo	
45 Christopher St #17E	1-00610-1114	30-Jan-20	\$3,937,050	Condo	1,200
138 Grand St #5R, W	1-00473-0051	10-Jan-20	\$3,900,000	Coop	
92 Warren St #2W/3W	1-00137-1302	28-Feb-20	\$3,875,000	Condo	2,845
15 Renwick St #TH 2	1-00594-2002	13-Mar-20	\$3,850,000	Condo	2,432
125 E Twelfth St #PH C	1-00558-1243	14-Feb-20	\$3,800,000	Condo	2,095
61 E Eleventh St #10	1-00563-0045	14-Feb-20	\$3,800,000	Coop	2,200
49 W Ninth St #4A, B	1-00573-0069	14-Feb-20	\$3,750,000	Coop	2,000
565 Broome St #S 7C	1-00477-1173	22-Jan-20	\$3,750,000	Condo	
140-144 Thompson St #6C	1-00516-0007	19-Feb-20	\$3,740,000	Coop	2,228
101 Warren St #1450	1-00142-1620	10-Mar-20	\$3,720,000	Condo	1,920
70 Charlton St #15C	1-00580-0011	7-Feb-20	\$3,678,700	Coop	
416 Washington St #4E	1-00218-1151	23-Jan-20	\$3,675,000	Condo	2,517
22 Mercer St #2D	1-00231-1005	7-Jan-20	\$3,650,000	Condo	2,392
141 Wooster St #5C, D	1-00515-0031	3-Mar-20	\$3,650,000	Coop	3,000
99 Jane St #4C	1-00642-1134	30-Jan-20	\$3,600,000	Condo	1,299
415 E Sixth St #PH	1-00434-1404	20-Feb-20	\$3,600,000	Condo	
30-32 W Ninth St #3	1-00572-1103	30-Jan-20	\$3,500,000	Condo	1,080
115 Mercer St #4B	1-00499-1408	21-Feb-20	\$3,500,000	Condo	2,000
90 Franklin St #8S	1-00175-1317	17-Jan-20	\$3,500,000	Condo	2,633
256 Mott St #1	1-00508-0006	20-Feb-20	\$3,500,000	Coop	
215 Sullivan St #4B	1-00539-1108	3-Mar-20	\$3,475,000	Condo	
22 Jane St	1-00615-0066	1-Feb-20	\$3,450,000	House	
465-469 Greenwich St #1254	1-00225-1002	13-Mar-20	\$3,405,000	Coop	
330 Lafayette St #5A	1-00522-1006	16-Jan-20	\$3,400,000	Condo	2,170
250 West St #4E	1-00217-1232	6-Mar-20	\$3,375,000	Condo	
215 Sullivan St #4C	1-00539-1110	29-Jan-20	\$3,350,000	Condo	
55 Hudson St #7E	1-00143-0004	13-Mar-20	\$3,300,000	Coop	2,200
270 Broadway #17A	1-00135-1254	7-Jan-20	\$3,300,000	Condo	
30 Fifth Ave #12A, B	1-00573-0039	30-Jan-20	\$3,258,500	Coop	1,700
55 E Eleventh St #10	1-00563-0048	26-Feb-20	\$3,250,920	Coop	
211 Elizabeth St #6S	1-00493-1113	30-Mar-20	\$3,250,000	Condo	1,148
3-7 Wooster St #6A	1-00228-1011	21-Feb-20	\$3,250,000	Condo	2,007
354 Broadway #8	1-00171-1111	15-Jan-20	\$3,250,000	Condo	2,810
1-2 River Ter #11T	1-00016-3734	10-Mar-20	\$3,225,000	Condo	1,807
62 Beach St #5F	1-00188-1125	16-Jan-20	\$3,150,000	Condo	
354 Broadway #5	1-00171-1108	21-Feb-20	\$3,141,031	Condo	4,454
415 Greenwich St #5E	1-00215-1136	31-Jan-20	\$3,105,000	Condo	1,751
330 Spring St #8A	1-00595-1426	11-Mar-20	\$3,100,000	Condo	1,722
79 Worth St #4C	1-00173-1309	30-Mar-20	\$3,100,000	Condo	1,856
167 Perry St #4N, Q	1-00637-0081	27-Feb-20	\$3,100,000	Coop	
50 Walker St #6B	1-00194-1004	11-Mar-20	\$2,999,900	Coop	1,700
10 Little West St #28A	1-00016-9116	7-Jan-20	\$2,985,000	Condo	1,999
116 W 14th St #10F	1-00609-1014	12-Feb-20	\$2,950,000	Condo	1,763
45 Christopher St #6B	1-00610-1042	21-Jan-20	\$2,945,000	Condo	1,210
295 Greenwich St #N 10B	1-00137-1110	27-Jan-20	\$2,940,000	Condo	
49-51 Chambers St #11B	1-00153-1121	28-Feb-20	\$2,890,000	Condo	
100 Barclay St #16H	1-00084-1100	26-Feb-20	\$2,875,000	Condo	



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