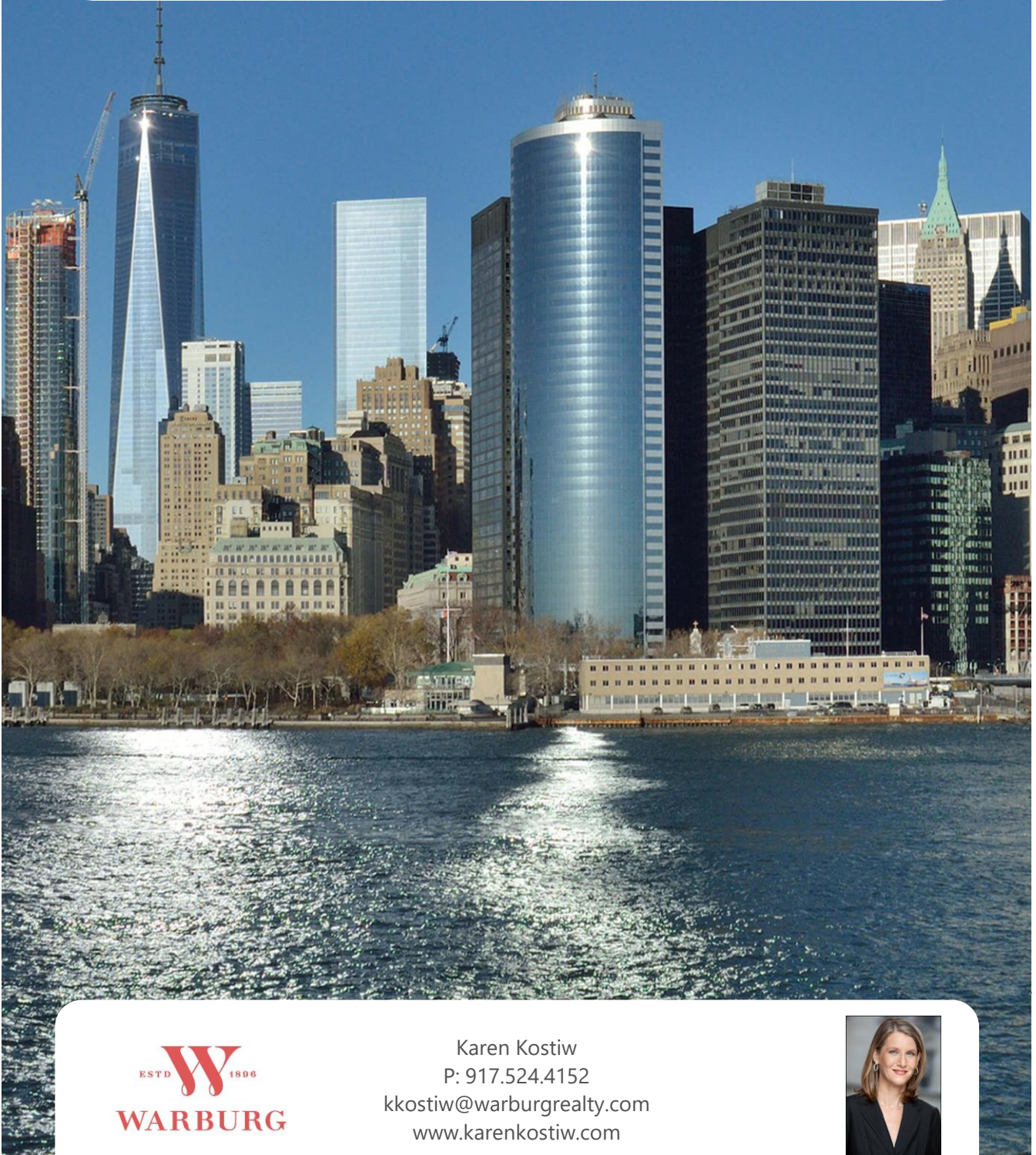


# FINANCIAL DISTRICT

A quarterly analysis of residential sales  
in Financial District, Manhattan

1st Quarter 2020



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# Residential Market Report, 1st Quarter 2020

## Financial District, Manhattan

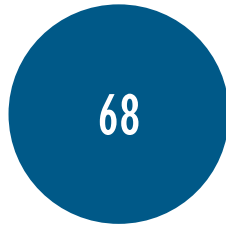
### SUMMARY

MEDIAN SALE PRICE



-3% YoY

NO. OF TRANSACTIONS



13% YoY

MEDIAN PRICE/SQ.FT.



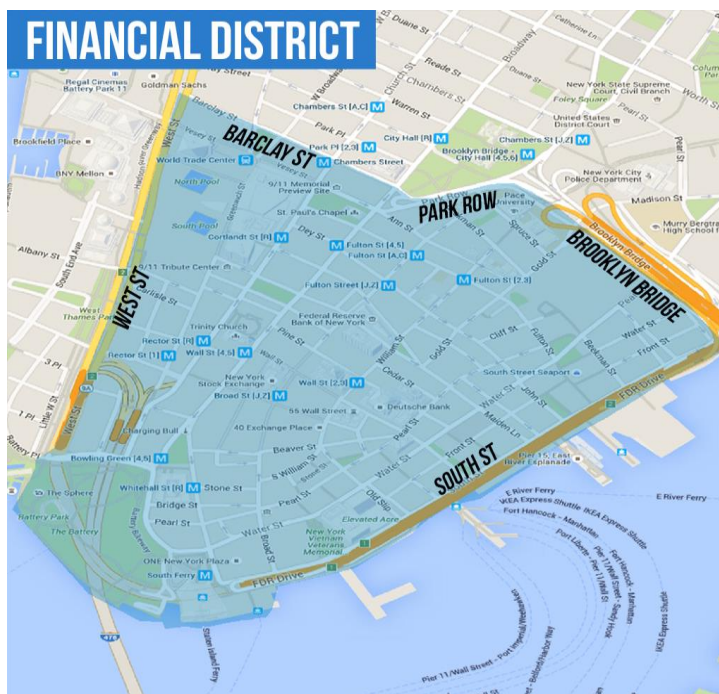
-3% YoY

MANHATTAN  
MEDIAN SALE PRICE



-7% YoY

### NEIGHBORHOOD BOUNDARIES

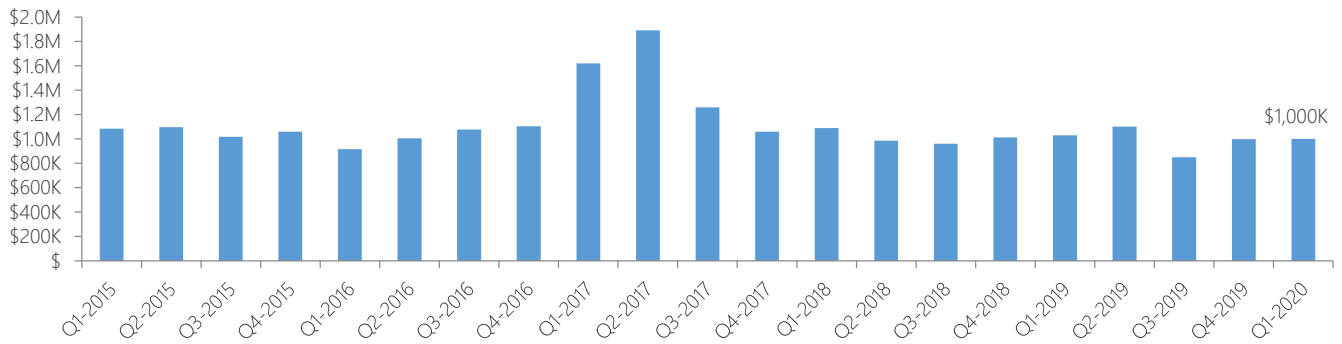


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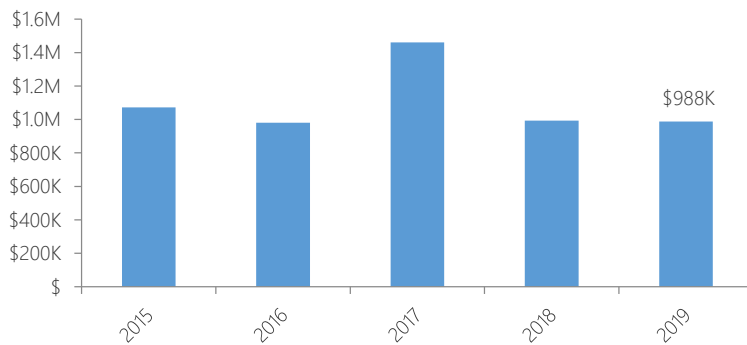


## RESIDENTIAL STATS

### Median Sale Price by Quarter

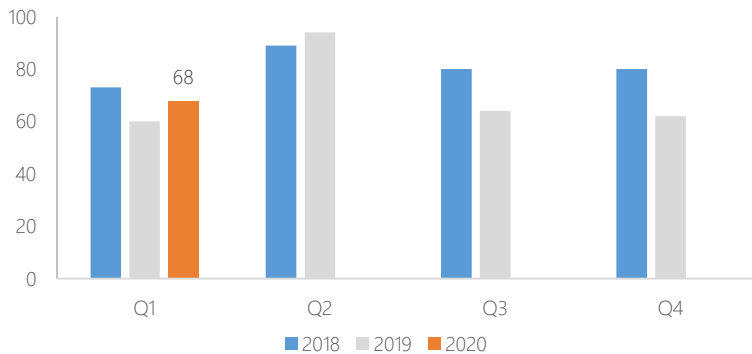


### Median Sale Price by Year



### Number of Transactions

| Quarter | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 |
|---------|------|------|------|------|------|------|
| Q1      | 86   | 96   | 203  | 73   | 60   | 68   |
| Q2      | 120  | 122  | 166  | 89   | 94   |      |
| Q3      | 120  | 115  | 149  | 80   | 64   |      |
| Q4      | 92   | 120  | 104  | 80   | 62   |      |

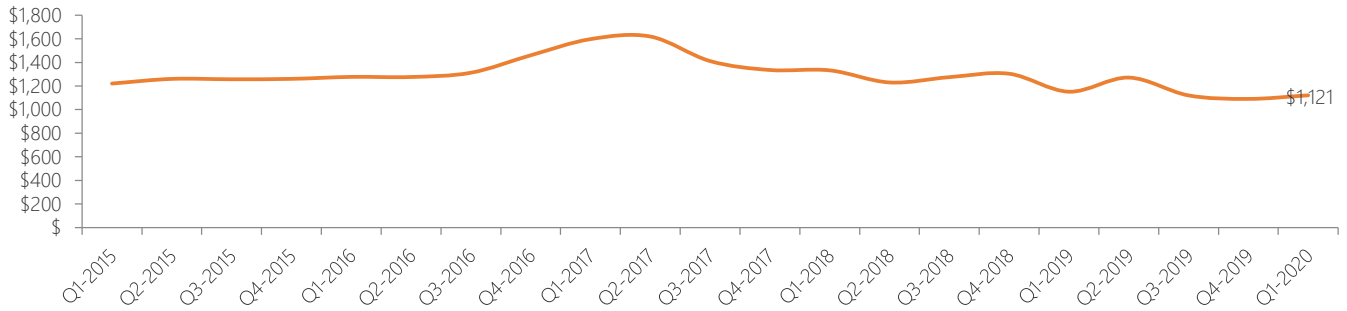


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## Median Sale Price per Square Foot

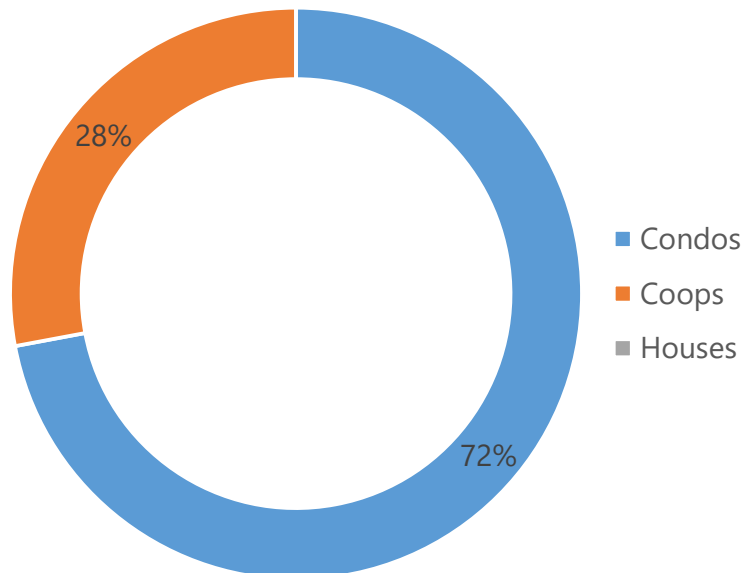


## RESIDENTIAL SALES BREAKDOWN

### Type of Residential Properties Sold

| Property Type | Median sale price | Y-o-Y | Median sale price/sqft | Y-o-Y | Transactions |
|---------------|-------------------|-------|------------------------|-------|--------------|
| Condos        | \$1,190,000       | 7%    | \$1,132                | -5%   | 49           |
| Coops         | \$879,000         | -8%   | \$874                  | -10%  | 19           |
| Houses        | -                 | -     | -                      | -     | 0            |

### Number of Sales by Building Type



## LIST OF TRANSACTIONS

| Address                | BBL          | Sale date | Sale price  | Property type | Sqft  |
|------------------------|--------------|-----------|-------------|---------------|-------|
| 100 Barclay St #13A    | 1-00084-1052 | 26-Feb-20 | \$4,917,000 | Condo         | 2,719 |
| 100 Barclay St #16H    | 1-00084-1100 | 26-Feb-20 | \$2,875,000 | Condo         | 1,779 |
| 18-20 Pine St #2101    | 1-00044-1291 | 28-Feb-20 | \$2,760,000 | Condo         | 2,373 |
| 130 Fulton St #8B      | 1-00079-1212 | 16-Jan-20 | \$2,400,000 | Condo         | 2,794 |
| 15 William St #PH 2    | 1-00025-1719 | 28-Jan-20 | \$2,250,000 | Condo         | 1,657 |
| 18-20 Pine St #2801    | 1-00044-1370 | 18-Mar-20 | \$2,155,000 | Condo         | 1,808 |
| 18-20 Pine St #2206    | 1-00044-1310 | 26-Feb-20 | \$2,100,000 | Condo         | 1,807 |
| 123 Washington St #47B | 1-00053-1303 | 3-Feb-20  | \$2,050,000 | Condo         | 1,175 |
| 101 Wall St #2A        | 1-00033-1004 | 7-Jan-20  | \$1,975,000 | Condo         | 1,810 |
| 150 Nassau St #14A     | 1-00100-1099 | 26-Feb-20 | \$1,900,000 | Condo         | 1,797 |
| 15 Broad St #3300      | 1-00026-1308 | 6-Mar-20  | \$1,895,000 | Condo         | 1,308 |
| 111 Fulton St #401     | 1-00091-1229 | 29-Jan-20 | \$1,800,000 | Condo         | 1,885 |
| 15 William St #38E     | 1-00025-1656 | 23-Jan-20 | \$1,700,000 | Condo         | 1,300 |
| 99 John St #1903       | 1-00076-1454 | 5-Mar-20  | \$1,680,000 | Condo         | 1,243 |
| 15 William St #25E     | 1-00025-1552 | 10-Mar-20 | \$1,675,000 | Condo         | 1,300 |
| 71 Nassau St #13C      | 1-00079-1154 | 8-Jan-20  | \$1,500,000 | Condo         | 1,317 |
| 50 West St #12B        | 1-00017-1237 | 25-Feb-20 | \$1,475,000 | Condo         | 1,087 |
| 90 William St #5A      | 1-00068-1206 | 24-Jan-20 | \$1,395,000 | Condo         | 1,156 |
| 3 Hanover Sq #13F      | 1-00028-0001 | 20-Feb-20 | \$1,390,000 | Coop          |       |
| 176 Broadway #14E      | 1-00065-0017 | 19-Feb-20 | \$1,385,000 | Coop          |       |
| 50 Pine St #3N         | 1-00041-1005 | 20-Feb-20 | \$1,342,500 | Condo         | 1,518 |
| 18-20 Pine St #501     | 1-00044-1014 | 10-Jan-20 | \$1,300,000 | Condo         | 1,276 |
| 75 Wall St #20M        | 1-00031-1036 | 13-Jan-20 | \$1,300,000 | Condo         | 1,244 |
| 130 Beekman St #3C     | 1-00097-1112 | 21-Feb-20 | \$1,295,000 | Condo         | 1,125 |
| 15 Broad St #3214      | 1-00026-1303 | 25-Feb-20 | \$1,275,000 | Condo         | 1,115 |
| 80 Gold St #15D        | 1-00094-0001 | 7-Jan-20  | \$1,200,000 | Coop          |       |
| 111 Fulton St #619     | 1-00091-1295 | 10-Feb-20 | \$1,190,000 | Condo         | 1,093 |
| 55 Wall St #730        | 1-00027-1064 | 4-Mar-20  | \$1,110,000 | Condo         | 1,672 |
| 80 Gold St #19C        | 1-00094-0001 | 17-Mar-20 | \$1,068,000 | Coop          |       |
| 71 Nassau St #7A       | 1-00079-1127 | 27-Feb-20 | \$1,050,562 | Condo         | 1,088 |
| 15 Broad St #1126      | 1-00026-1032 | 3-Feb-20  | \$1,050,000 | Condo         | 1,189 |
| 18-20 Pine St #1210    | 1-00044-1156 | 13-Jan-20 | \$1,050,000 | Condo         | 1,101 |
| 80 Gold St #21K        | 1-00094-0001 | 6-Mar-20  | \$999,875   | Coop          |       |
| 15 William St #30B     | 1-00025-1589 | 30-Jan-20 | \$999,000   | Condo         | 791   |
| 176 Broadway #15F      | 1-00065-0017 | 27-Feb-20 | \$999,000   | Coop          | 1,200 |
| 90 William St #3C      | 1-00068-1233 | 3-Feb-20  | \$980,000   | Condo         | 1,072 |
| 101 Wall St #15A       | 1-00033-1037 | 4-Mar-20  | \$970,000   | Condo         | 703   |
| 80 Gold St #24K        | 1-00094-0001 | 12-Mar-20 | \$960,000   | Coop          |       |
| 15 William St #20G     | 1-00025-1514 | 20-Mar-20 | \$950,000   | Condo         | 800   |
| 3 Hanover Sq #2D       | 1-00028-0001 | 4-Feb-20  | \$937,500   | Coop          |       |
| 18-20 Pine St #719     | 1-00044-1070 | 22-Jan-20 | \$935,000   | Condo         | 826   |
| 80 John St #6I         | 1-00068-1048 | 3-Feb-20  | \$925,000   | Condo         | 1,153 |
| 99 John St #1206       | 1-00076-1367 | 6-Jan-20  | \$925,000   | Condo         | 849   |
| 88 Greenwich St #1603  | 1-00018-1318 | 27-Jan-20 | \$920,000   | Condo         | 719   |
| 80 Gold St #3H         | 1-00094-0001 | 12-Mar-20 | \$880,000   | Coop          |       |
| 80 Gold St #5D         | 1-00094-0001 | 24-Mar-20 | \$878,000   | Coop          |       |
| 18-20 Pine St #2203    | 1-00044-1307 | 4-Feb-20  | \$860,000   | Condo         | 820   |
| 15 Broad St #1128      | 1-00026-1033 | 15-Jan-20 | \$850,000   | Condo         | 929   |
| 80 Gold St #4H         | 1-00094-0001 | 10-Feb-20 | \$840,000   | Coop          |       |
| 99 John St #905        | 1-00076-1289 | 14-Jan-20 | \$795,000   | Condo         | 713   |



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| Address               | BBL          | Sale date | Sale price | Property type | Sqft |
|-----------------------|--------------|-----------|------------|---------------|------|
| 75 Wall St #22E       | 1-00031-1063 | 20-Mar-20 | \$760,000  | Condo         | 669  |
| 80 Gold St #12B       | 1-00094-0001 | 20-Feb-20 | \$731,000  | Coop          |      |
| 80 Gold St #24B       | 1-00094-0001 | 19-Mar-20 | \$700,000  | Coop          |      |
| 3 Hanover Sq #21A     | 1-00028-0001 | 11-Feb-20 | \$699,000  | Coop          | 800  |
| 55 Liberty St #26C    | 1-00064-0008 | 7-Jan-20  | \$695,000  | Coop          |      |
| 80 Gold St #2L        | 1-00094-0001 | 27-Feb-20 | \$695,000  | Coop          |      |
| 80 Gold St #16M       | 1-00094-0001 | 14-Jan-20 | \$680,000  | Coop          | 687  |
| 55 Wall St #708       | 1-00027-1050 | 27-Feb-20 | \$664,050  | Condo         | 659  |
| 88 Greenwich St #1812 | 1-00018-1353 | 3-Mar-20  | \$655,000  | Condo         | 617  |
| 59 John St #6H        | 1-00078-1640 | 28-Jan-20 | \$650,000  | Condo         | 690  |
| 75 Wall St #32L       | 1-00031-1250 | 18-Mar-20 | \$640,000  | Condo         | 441  |
| 88 Greenwich St #813  | 1-00018-1158 | 2-Mar-20  | \$590,000  | Condo         | 627  |
| 324 Pearl St #4B      | 1-00106-1131 | 8-Jan-20  | \$585,000  | Condo         | 519  |
| 80 Gold St #6G        | 1-00094-0001 | 19-Feb-20 | \$510,000  | Coop          |      |
| 20 West St #44D       | 1-00015-1376 | 8-Jan-20  | \$450,000  | Condo         | 375  |



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