

# NOMAD

A quarterly analysis of residential sales  
in NoMad, Manhattan

1st Quarter 2020



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# Residential Market Report, 1st Quarter 2020

## NoMad, Manhattan

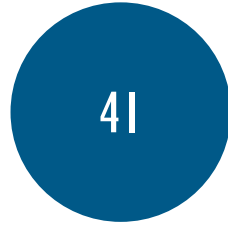
### SUMMARY

MEDIAN SALE PRICE



-27% YoY

NO. OF TRANSACTIONS



-20% YoY

MEDIAN PRICE/SQ.FT.



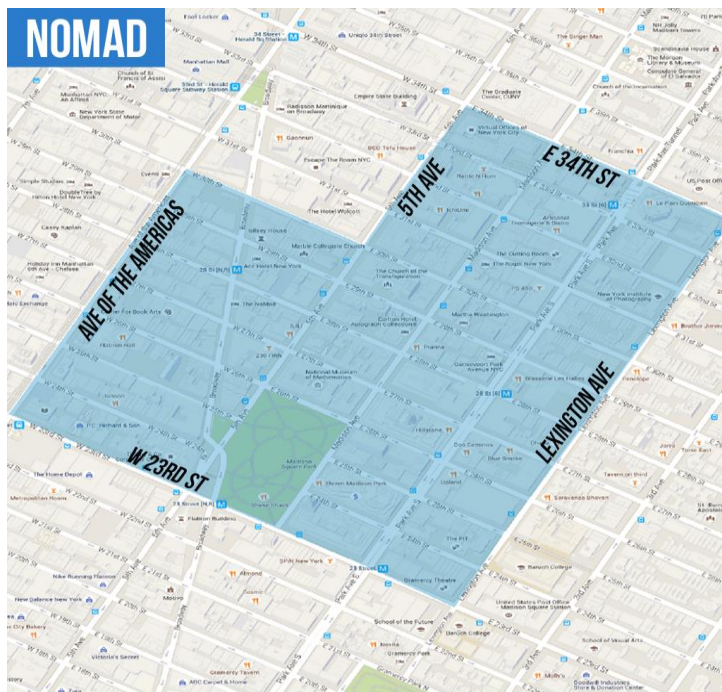
-20% YoY

MANHATTAN  
MEDIAN SALE PRICE



-7% YoY

### NEIGHBORHOOD BOUNDARIES

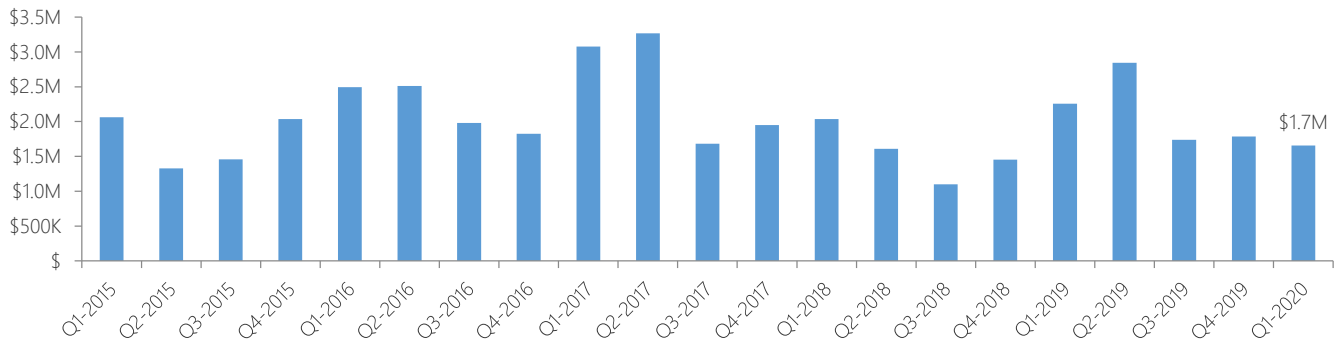


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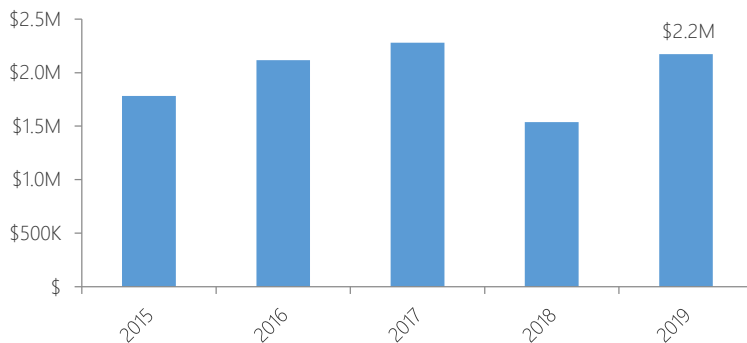


## RESIDENTIAL STATS

### Median Sale Price by Quarter

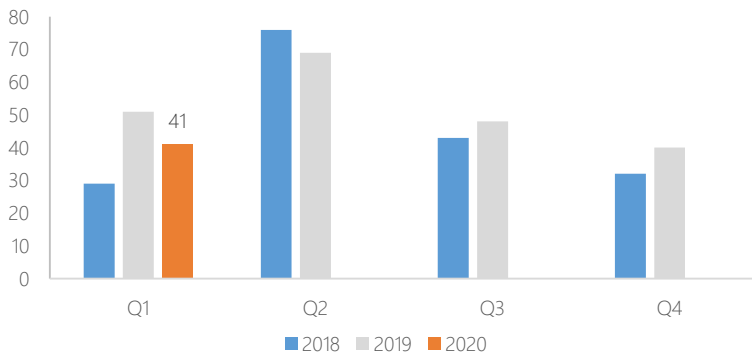


### Median Sale Price by Year



### Number of Transactions

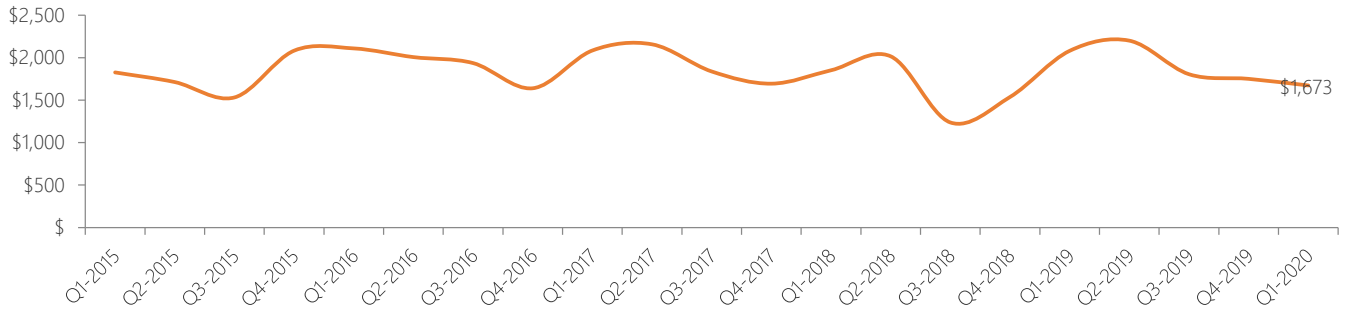
Quarter	2015	2016	2017	2018	2019	2020
Q1	49	66	65	29	51	41
Q2	54	99	89	76	69	
Q3	44	87	60	43	48	
Q4	83	59	46	32	40	



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## Median Sale Price per Square Foot

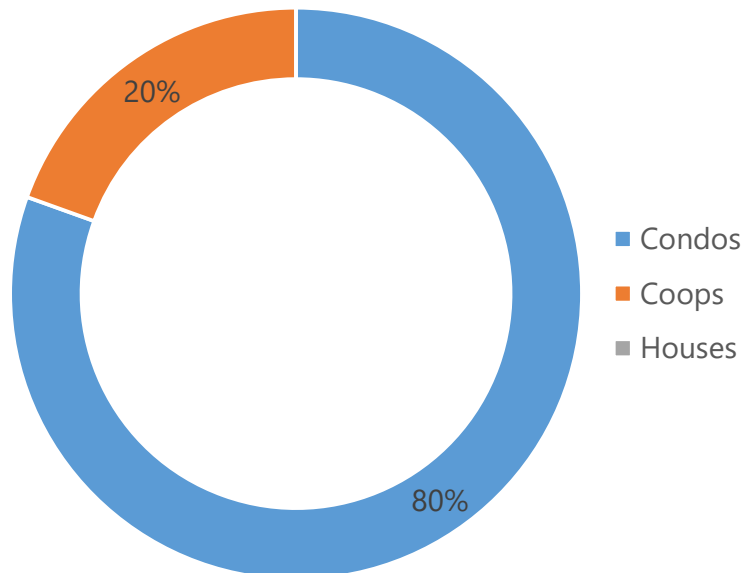


## RESIDENTIAL SALES BREAKDOWN

### Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,943,750	-15%	\$1,695	-20%	33
Coops	\$690,064	-25%	\$1,031	-15%	8
Houses	-	-	-	-	0

### Number of Sales by Building Type



## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
212 Fifth Ave #10A	1-00827-1023	4-Feb-20	\$9,975,000	Condo	3,008
15 E 26th St #12E	1-00856-1351	4-Mar-20	\$4,200,000	Condo	2,035
88 Lexington Ave #1806	1-00882-1288	12-Mar-20	\$3,840,000	Condo	2,246
121 E 23rd St #PH A	1-00879-1093	28-Feb-20	\$3,521,588	Condo	1,653
404 Park Ave S #14D	1-00858-1150	12-Mar-20	\$3,450,000	Condo	1,762
172 Madison Ave #19A	1-00863-1146	27-Mar-20	\$3,285,000	Condo	1,479
277 Fifth Ave #24A	1-00859-1551	23-Jan-20	\$3,166,506	Condo	1,343
11 E 29th St #54A	1-00859-1138	17-Jan-20	\$3,110,000	Condo	1,612
10 Madison Sq W #4C	1-00826-1019	3-Jan-20	\$2,900,000	Condo	1,433
11 E 29th St #45A	1-00859-1115	28-Jan-20	\$2,750,000	Condo	1,612
50 W 30th St #5A	1-00831-1112	27-Mar-20	\$2,403,070	Condo	1,247
76 Madison Ave #8A	1-00857-1121	4-Feb-20	\$2,365,000	Condo	1,794
50 W 30th St #3E	1-00831-1106	27-Mar-20	\$2,300,000	Condo	1,325
22 W 26th St #6G	1-00827-0060	25-Feb-20	\$2,250,000	Coop	
127 Madison Ave #7	1-00860-1207	17-Jan-20	\$2,075,000	Condo	1,577
225 Fifth Ave #4S	1-00856-1152	28-Feb-20	\$2,060,000	Condo	1,223
325 Fifth Ave #42F	1-00862-1543	28-Feb-20	\$1,950,000	Condo	1,221
225 Fifth Ave #2P	1-00856-1116	9-Jan-20	\$1,937,500	Condo	902
45 E 25th St #33BB	1-00855-1102	19-Feb-20	\$1,900,000	Condo	1,052
11 E 29th St #23C	1-00859-1051	21-Feb-20	\$1,680,000	Condo	1,374
404 Park Ave S #11E	1-00858-1143	4-Mar-20	\$1,630,000	Condo	798
325 Fifth Ave #21A	1-00862-1402	5-Mar-20	\$1,570,000	Condo	1,176
1182 Broadway #12B	1-00830-1026	16-Jan-20	\$1,425,548	Condo	852
325 Fifth Ave #26C	1-00862-1444	15-Jan-20	\$1,418,000	Condo	1,151
35 E 30th St #2A	1-00860-0027	13-Jan-20	\$1,220,000	Coop	
39 E 29th St #11D	1-00859-1249	21-Jan-20	\$1,185,000	Condo	792
241 Fifth Ave #9A	1-00857-1020	19-Feb-20	\$1,160,000	Condo	566
90 Lexington Ave #1F	1-00882-1101	15-Jan-20	\$1,112,740	Condo	1,067
295 Fifth Ave #3E	1-00860-0001	31-Jan-20	\$1,066,000	Coop	
88 Lexington Ave #1002	1-00882-1247	12-Mar-20	\$1,036,652	Condo	797
45 E 25th St #9C	1-00855-1014	13-Jan-20	\$950,000	Condo	656
325 Fifth Ave #11F	1-00862-1335	27-Feb-20	\$910,000	Condo	688
45 E 30th St #8C	1-00860-1025	27-Feb-20	\$870,000	Condo	746
407 Park Ave S #5E	1-00884-0001	28-Jan-20	\$815,000	Coop	725
45 E 30th St #9A	1-00860-1027	29-Jan-20	\$725,000	Condo	604
35 E 30th St #4C	1-00860-0027	26-Feb-20	\$565,129	Coop	
66 Madison Ave #3F	1-00857-0018	11-Mar-20	\$495,000	Coop	
159 Madison Ave #5B	1-00862-0024	14-Feb-20	\$350,000	Coop	608
35 E 30th St #2D	1-00860-0027	16-Jan-20	\$335,000	Coop	325
31 E 28th St #ST 20	1-00858-1043	30-Jan-20	\$17,001	Condo	73



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