

TWO BRIDGES

A quarterly analysis of residential sales
in Two Bridges, Manhattan

1st Quarter 2020



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



Residential Market Report, 1st Quarter 2020

Two Bridges, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.53M

20% YoY

NO. OF TRANSACTIONS

11

-35% YoY

MEDIAN PRICE/SQ.FT.

\$2,096

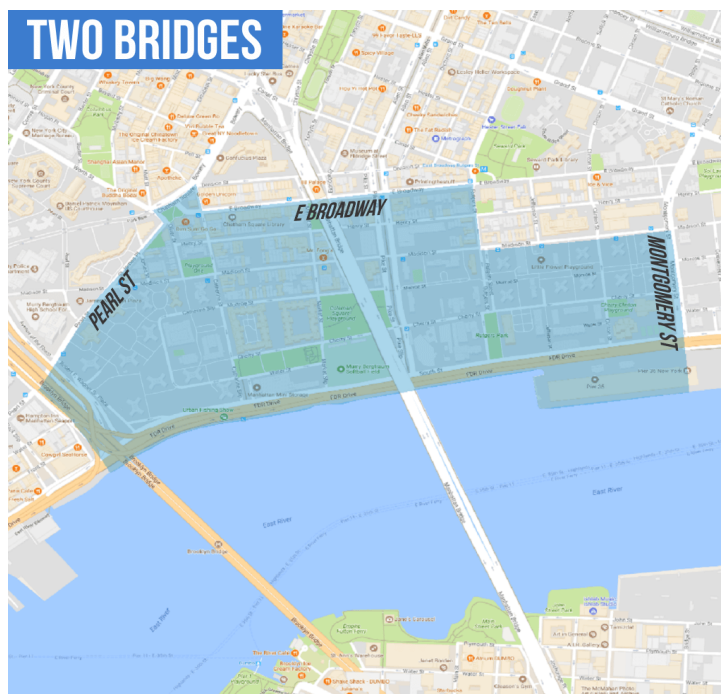
14% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.02M

-7% YoY

NEIGHBORHOOD BOUNDARIES

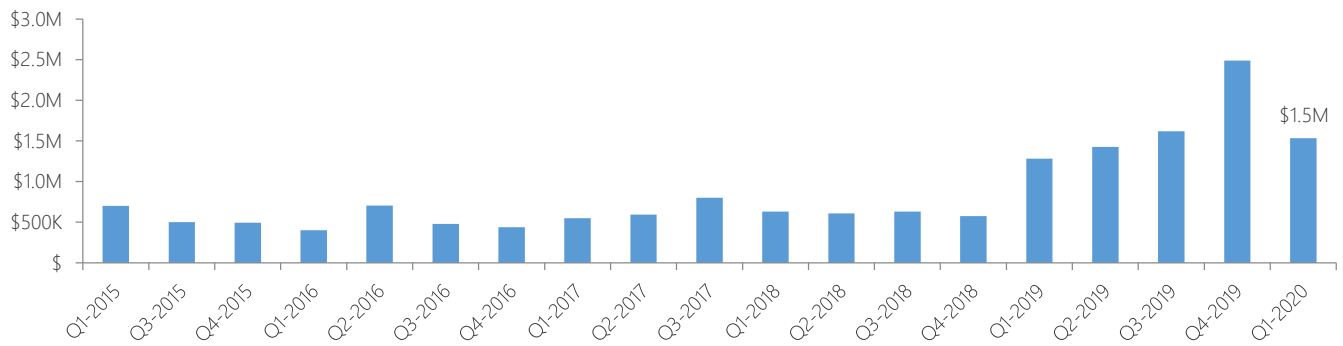


Karen Kostiw
P: 917.524.4152
kkostiw@warburgrealty.com
www.karenkostiw.com

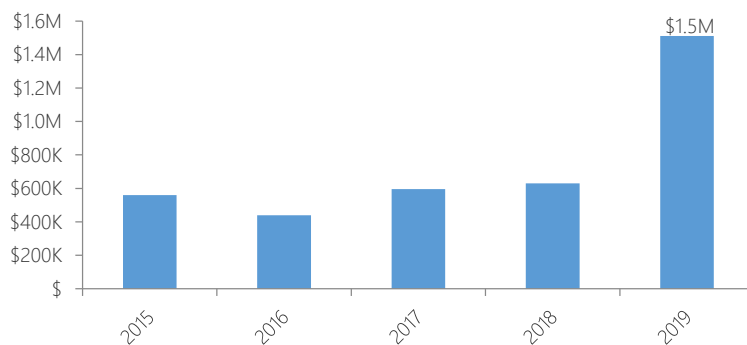


RESIDENTIAL STATS

Median Sale Price by Quarter

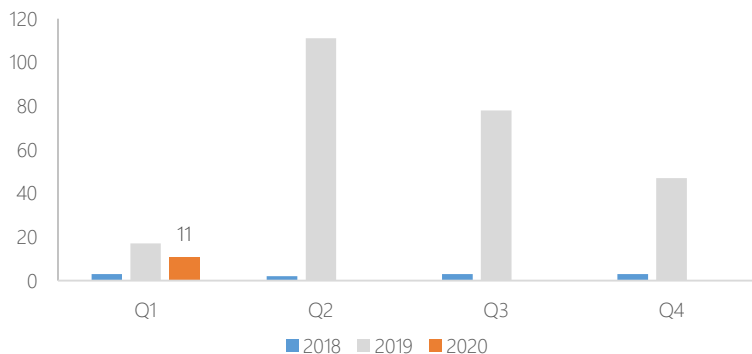


Median Sale Price by Year



Number of Transactions

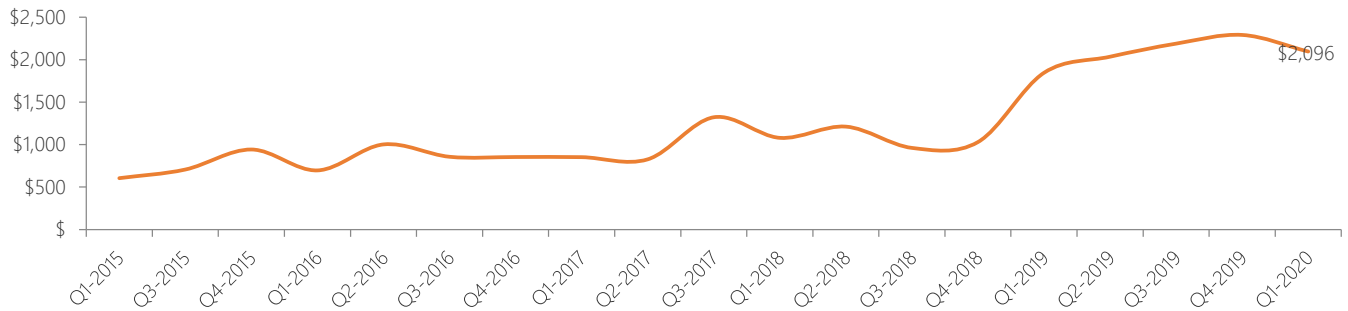
Quarter	2015	2016	2017	2018	2019	2020
Q1	3	5	6	3	17	11
Q2	0	2	5	2	111	
Q3	3	1	1	3	78	
Q4	1	3	0	3	47	



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



Median Sale Price per Square Foot

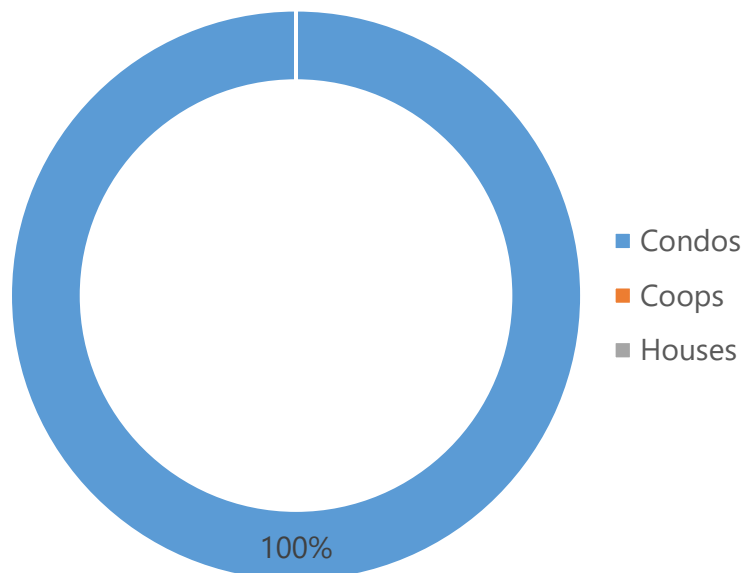


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,534,328	20%	\$2,096	14%	11
Coops	-	-	-	-	0
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
250 South St #29E	1-00248-1287	26-Feb-20	\$2,353,817	Condo	1,123
250 South St #26M	1-00248-1252	30-Jan-20	\$2,279,484	Condo	1,123
250 South St #69K	1-00248-1725	28-Feb-20	\$1,887,763	Condo	688
250 South St #33N	1-00248-1323	31-Jan-20	\$1,554,341	Condo	723
250 South St #23N	1-00248-1211	4-Feb-20	\$1,543,594	Condo	695
250 South St #53N	1-00248-1570	29-Jan-20	\$1,534,328	Condo	723
250 South St #68K	1-00248-1714	13-Jan-20	\$1,527,221	Condo	688
250 South St #47J	1-00248-1488	12-Feb-20	\$1,441,429	Condo	695
250 South St #46H	1-00248-1474	6-Feb-20	\$1,431,829	Condo	696
250 South St #41H	1-00248-1422	6-Feb-20	\$1,413,691	Condo	696
250 South St #26K	1-00248-1250	11-Feb-20	\$1,304,102	Condo	695



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

