

RESIDENTIAL

**Warren
Lewis**

Sotheby's
INTERNATIONAL REALTY

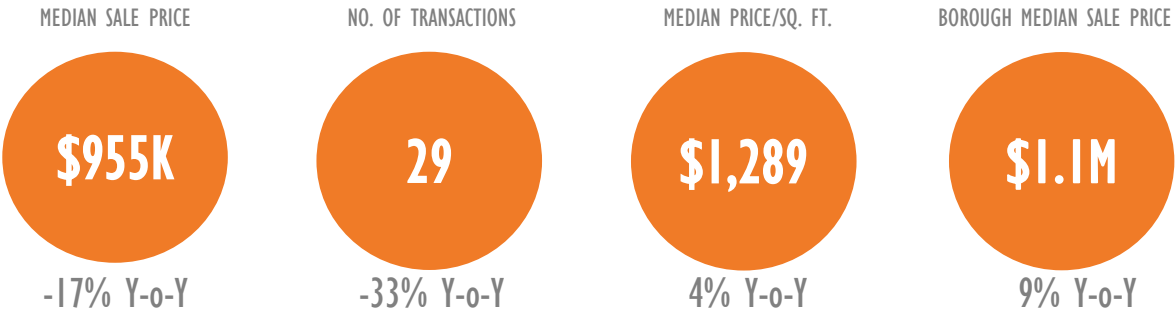
Financial District Report

A monthly analysis of residential sales
in Financial District, Manhattan

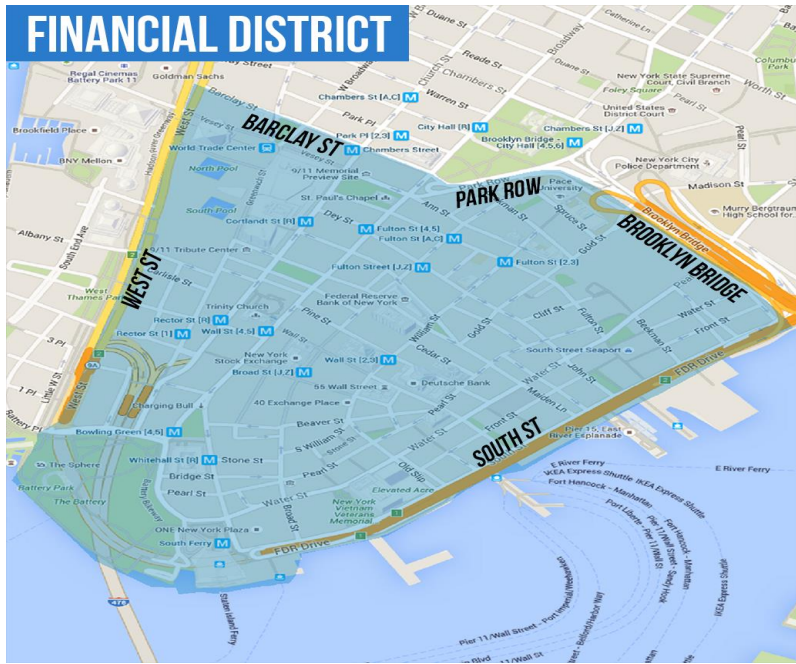
DECEMBER 2015

Residential Market Report, December 2015
Financial District, Manhattan

SUMMARY

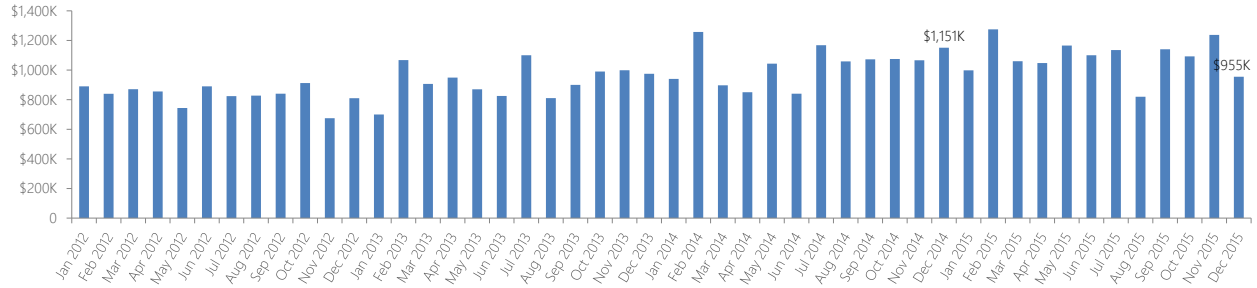


NEIGHBORHOOD BOUNDARIES

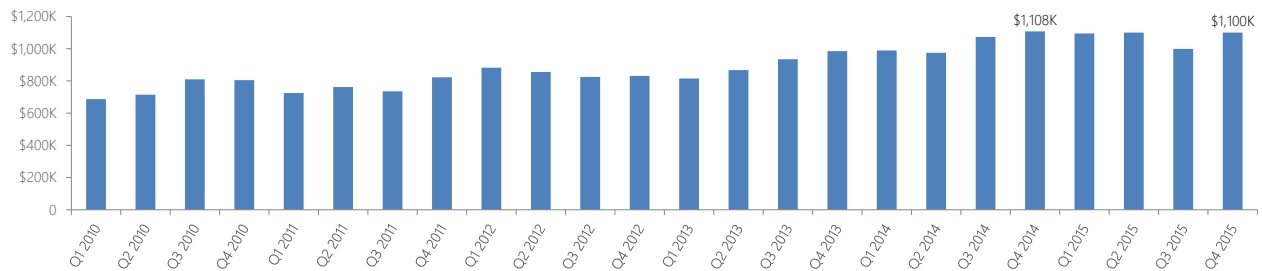


RESIDENTIAL STATS

Median Sale Price by Month

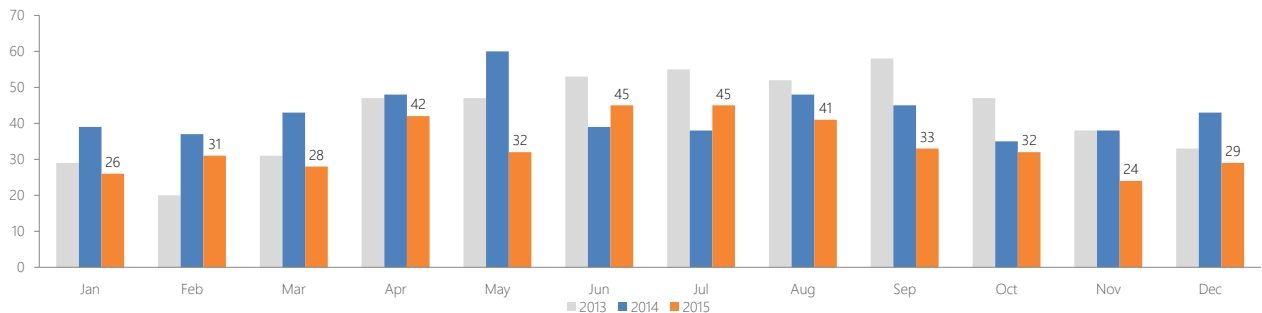


Median Sale Price by Quarter

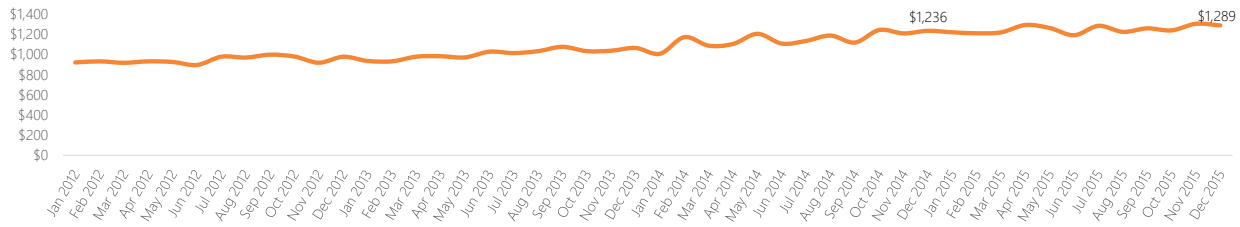


Number of Transactions

Month	2010	2011	2012	2013	2014	2015
Jan	47	24	25	29	39	26
Feb	39	21	33	20	37	31
Mar	47	36	34	31	43	28
Apr	44	50	46	47	48	42
May	39	59	30	47	60	32
Jun	55	43	42	53	39	45
Jul	27	33	40	55	38	45
Aug	30	32	40	52	48	41
Sep	27	34	29	58	45	33
Oct	24	22	40	47	35	32
Nov	22	17	21	38	38	24
Dec	28	39	35	33	43	29



▶ Median Price per Square Foot



CO-OP VERSUS CONDO SALES

▶ Type of Residential Properties Sold

Property type	Median Price		Median price per sq. ft.		No. of sales
	Price	Y-o-Y change	Price	Y-o-Y change	
Condos	\$1,002,500	-14%	\$1,294	5%	26
Co-ops	\$916,000	83%	\$1,228	n/a	3
Houses	n/a	n/a	n/a	n/a	n/a

▶ Number of Sales by Building Type

Co-ops
10.3%



Condos
89.7%

LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
123 Washington Street #52B	1-00053-1334	16-Dec-15	\$2,750,000	Condo	1,175
123 Washington Street #49F	1-00053-1318	07-Dec-15	\$2,035,000	Condo	1,152
20 Pine Street #1418	1-00044-1183	30-Dec-15	\$1,950,000	Condo	1,387
15 William Street #D4	1-00025-1405	04-Dec-15	\$1,840,000	Condo	1,158
90 William Street #6A	1-00068-1207	01-Dec-15	\$1,506,000	Condo	1,156
20 Pine Street #1408	1-00044-1173	17-Dec-15	\$1,450,000	Condo	1,208
111 Fulton Street #419	1-00091-1247	18-Dec-15	\$1,420,000	Condo	1,093
123 Washington Street #35G	1-00053-1223	01-Dec-15	\$1,350,000	Condo	708
90 William Street #5G	1-00068-1291	14-Dec-15	\$1,310,000	Condo	1,080
123 Washington Street #51H	1-00053-1332	17-Dec-15	\$1,300,333	Condo	606
15 William Street #30F	1-00025-1593	21-Dec-15	\$1,240,000	Condo	812
274 Water St #1F	1-00106-0003	18-Dec-15	\$1,115,000	Coop	n/a
168 Pearl Street #3B	1-00039-1029	14-Dec-15	\$1,100,000	Condo	1,266
111 Fulton Street #813	1-00091-1337	21-Dec-15	\$1,050,000	Condo	714
40 Broad Street #25E	1-00024-1111	03-Dec-15	\$955,000	Condo	766
69 Nassau Street #9B	1-00065-1001	09-Dec-15	\$916,000	Coop	n/a
90 William Street #8F	1-00068-1280	21-Dec-15	\$899,000	Condo	845
69 Nassau Street #COOP	1-00065-1001	29-Dec-15	\$875,000	Coop	n/a
73 Nassau Street #13B	1-00079-1153	11-Dec-15	\$865,000	Condo	813
88 Greenwich Street #2205	1-00018-1384	03-Dec-15	\$798,000	Condo	582
90 William Street #9E	1-00068-1267	02-Dec-15	\$785,000	Condo	640
99 John Street #308	1-00076-1137	04-Dec-15	\$773,870	Condo	846
20 West Street #41A	1-00015-1355	04-Dec-15	\$755,000	Condo	500
88 Greenwich Street #1318	1-00018-1287	30-Dec-15	\$748,000	Condo	618
120 Greenwich Street #2H	1-00053-1011	01-Dec-15	\$740,000	Condo	541
120 Greenwich Street #8E	1-00053-1062	09-Dec-15	\$711,500	Condo	552
40 Broad Street #27C	1-00024-1125	16-Dec-15	\$700,000	Condo	595
56 Pine Street #8F	1-00041-1240	21-Dec-15	\$600,000	Condo	601
168 Pearl Street #5E	1-00039-1050	14-Dec-15	\$508,000	Condo	516