

# FINANCIAL DISTRICT

A monthly analysis of residential sales  
in Financial District, Manhattan

November 2018



**The RATNER Team Market Report**

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# Residential Market Report, November 2018

## Financial District, Manhattan

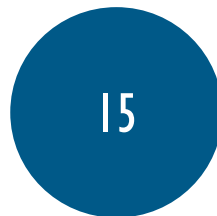
### SUMMARY

MEDIAN SALE PRICE



5% YoY

NO. OF TRANSACTIONS



-56% YoY

MEDIAN PRICE/SQ.FT.



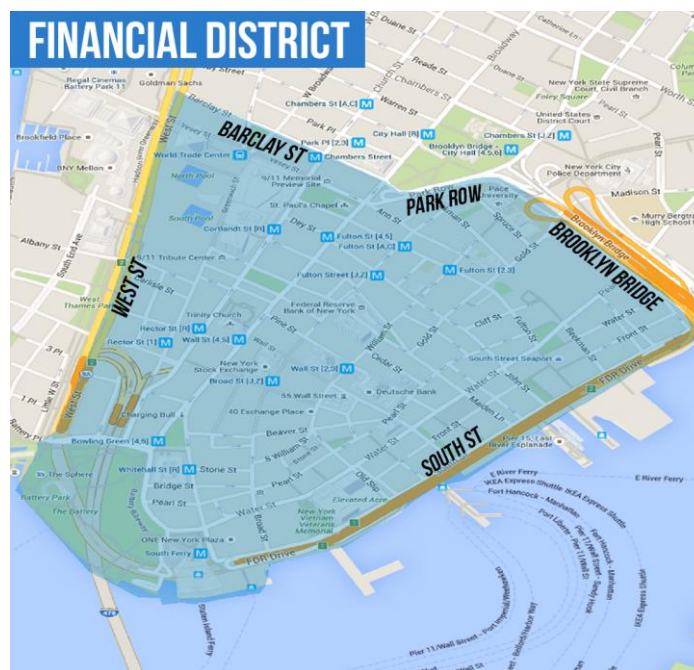
-1% YoY

MANHATTAN  
MEDIAN SALE PRICE



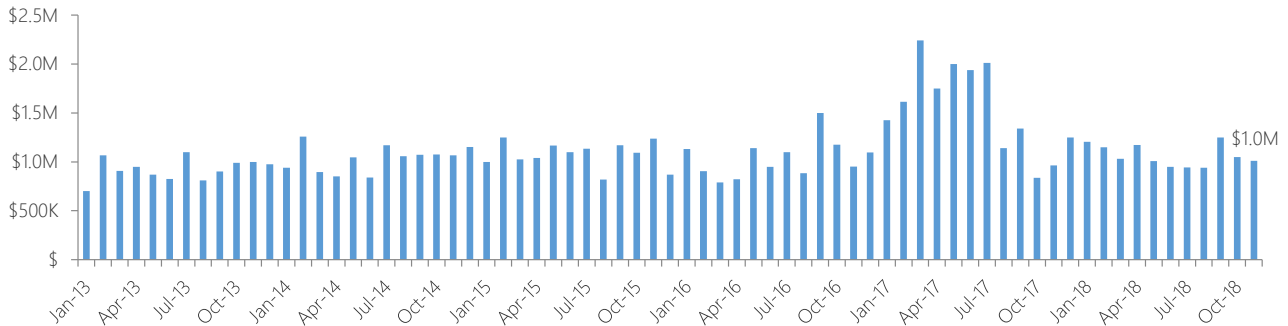
-6% YoY

### NEIGHBORHOOD BOUNDARIES

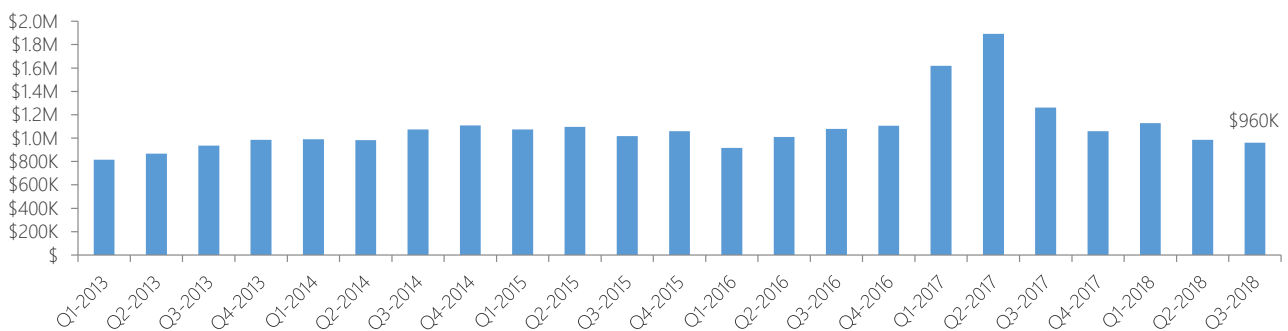


## RESIDENTIAL STATS

### Median Sale Price by Month

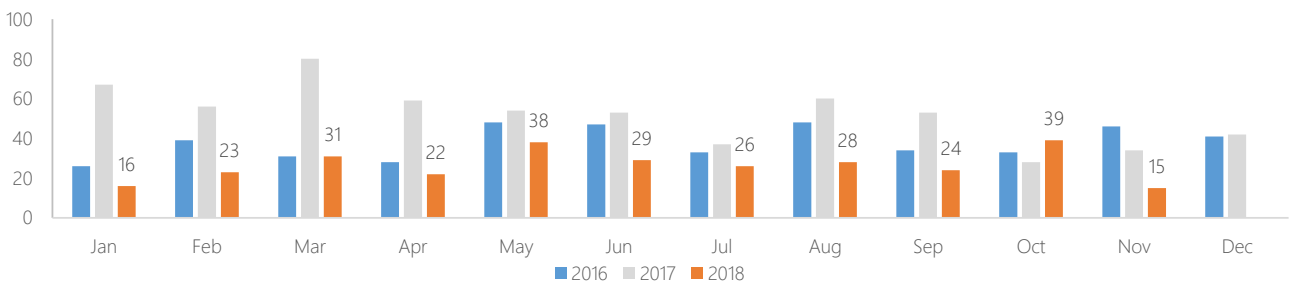


### Median Sale Price by Quarter

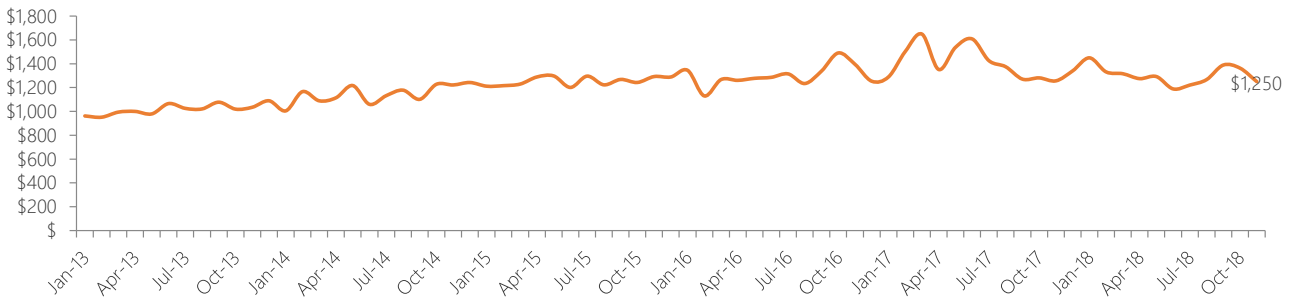


### Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2013	29	20	31	47	47	53	55	52	58	47	38	33
2014	39	37	43	48	61	39	38	48	45	35	38	43
2015	26	32	29	43	32	45	45	41	34	32	24	36
2016	26	39	31	28	48	47	33	48	34	33	46	41
2017	67	56	80	59	54	53	37	60	53	28	34	42
2018	16	23	31	22	38	29	26	28	24	39	15	



Median Sale Price per Square Foot

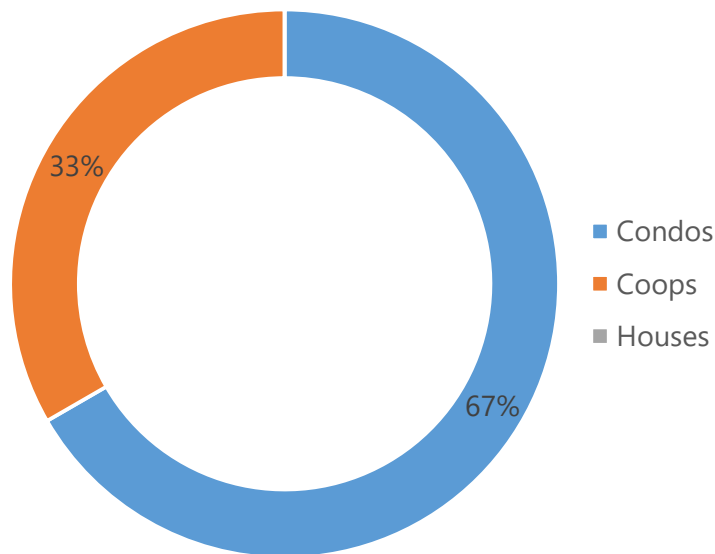


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,300,000	32%	\$1,292	3%	10
Coops	\$735,000	-16%	\$1,012	-	5
Houses	-	-	-	-	0

Number of Sales by Building Type



## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
140 West St #14AB	1-00084-1069	27-Nov-18	\$9,200,000	Condo	
15 Broad St #1824	1-00026-1127	19-Nov-18	\$1,875,000	Condo	1,509
36-38 Park Row #4E	1-00101-0001	20-Nov-18	\$1,810,000	Coop	1,600
75 Wall St #35P	1-00031-1300	28-Nov-18	\$1,479,008	Condo	927
75 Wall St #36K	1-00031-1309	28-Nov-18	\$1,381,818	Condo	874
99 John St #PH2	1-00076-1537	9-Nov-18	\$1,300,000	Condo	1,034
15 William St #38B	1-00025-1653	14-Nov-18	\$1,050,000	Condo	791
80 Gold St #24L	1-00094-0001	30-Nov-18	\$970,000	Coop	
55 Wall St #552	1-00027-1016	9-Nov-18	\$903,000	Condo	1,165
120 Greenwich St #5H	1-00053-1038	15-Nov-18	\$740,000	Condo	541
80 Gold St #23M	1-00094-0001	30-Nov-18	\$735,000	Coop	
164-168 Pearl St #10G	1-00039-1101	16-Nov-18	\$728,000	Condo	782
80 Gold St #5L	1-00094-0001	30-Nov-18	\$626,000	Coop	
3 Hanover Sq #15E	1-00028-0001	26-Nov-18	\$625,000	Coop	700



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# THE RATNER TEAM



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Rental Specialist

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- Commercial Property: Multifamily Buildings, Mixed Use, Office Buildings, Retail & Land
- OFF Market Investment Properties in Brooklyn and Manhattan



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## CLIENT REVIEWS

"I asked David & his Team to find a tenant for my building. Could not have asked for a more professional and effective service." Joseph Fellner

"David, I can't express enough how grateful I am for all your hard work with selling my Cobble Hill Townhouse! You did an amazing job and achieved a record that I didn't even expect, to be honest. From now on any real estate related work is yours. Keep up the good work and I am looking forward working with you again! " David.K

"David & his Team was incredibly professional and responsive throughout our apartment search process. He responded to emails promptly and ensured we felt secure about the lease and apartment. Can't recommend him highly enough. " Grace. G

"It was a pleasure working with Dave & his Team. Very professional, knowledgeable and kept us informed throughout the process. We have used their services before and will do so again in the future. Halina and Jack (Local Landlords)"

"First and foremost, David is a good guy to deal with. More often than not, it's hard to find a realtor who's easy going. David is professional, diligent and a good listener. He also doesn't BS. He tells it like it is when he's creating a strategy for you, yet a smooth-talker with the landlords. The bottom line is, he has your best interests in mind because he knows that a happy client is a repeat client- and that will definitely be the case with me." Spencer Zabiela

"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him my friend after going through the moving process with him. The man is honestly among the best of the best in the industry and I'd highly recommend him to anybody who is serious about finding the right home. " Tyler Clinton

[READ MORE REVIEWS](#)



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1031 Qualified Intermediary	Estate Planing	Insurance Agents	Renovation Professionals
Appraisers & Inspectors	Expediters	Interior Designers	Restoration Specialists
Architects	Exterminators	Ironwork Professionals	Roofers
Artist & Artisans	Fences & Gates Specialists	Kitchen & Bathroom Specialists	Rubbish Removal Companies
Attorneys	Fireplaces	Landscape Design	School Consultants
Bankers	Floor & Carpet Professionals	Landscapers & Gardeners	Spiritual Experts
Cabinets	Furniture	Lawn & Sprinklers Experts	Stair Building & Repair Specialists
Carpenters	Garage & Driveway	Lighting Experts	Stone & Tile Professionals
Chimney & Fireplace Specialists	General Contractors	Locksmith	Structural Engineers
Cleaners	Glass & Shower Doors	Mortgage Professionals	Surveyors
Closet Design	Handymen	Moving & Storage Experts	Title Companies
CO Experts	Home Automation Specialists	Painters & Plasterers	Wealth Managers
Decks & Patios Specialists	Home Security Professionals	Plumbing Contractors	Window Professionals
Demolition Experts	Home Stagers	Property Compliance	Wine Cellars
Door Experts	Hvac Professionals	Property Managers	Zoning & Land Use Experts
Electricians		Renewable Energy Specialists	

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