

FINANCIAL DISTRICT

A quarterly analysis of residential sales
in Financial District, Manhattan

3rd Quarter 2019



The RATNER Team Market Report

c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Residential Market Report, 3rd Quarter 2019

Financial District, Manhattan

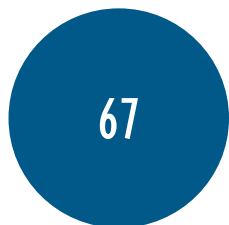
SUMMARY

MEDIAN SALE PRICE



-12% YoY

NO. OF TRANSACTIONS



-15% YoY

MEDIAN PRICE/SQ.FT.



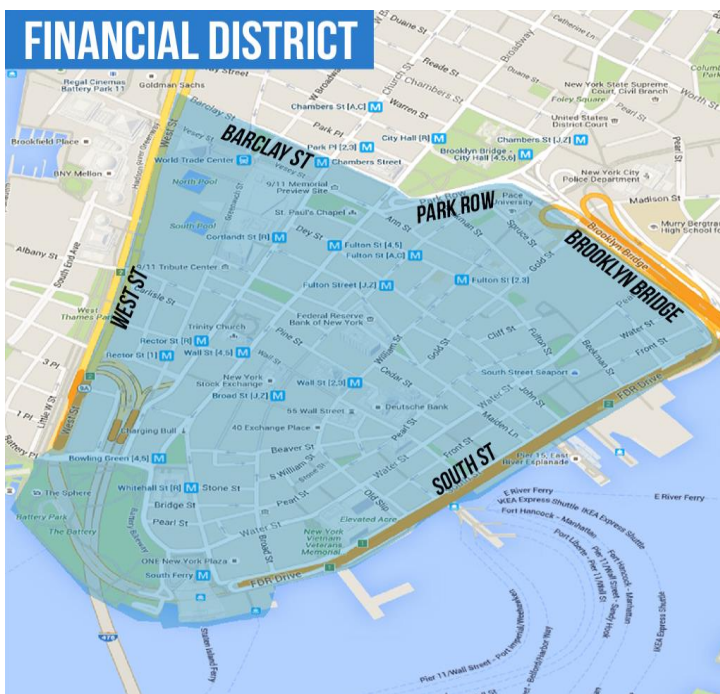
-13% YoY

MANHATTAN MEDIAN SALE PRICE



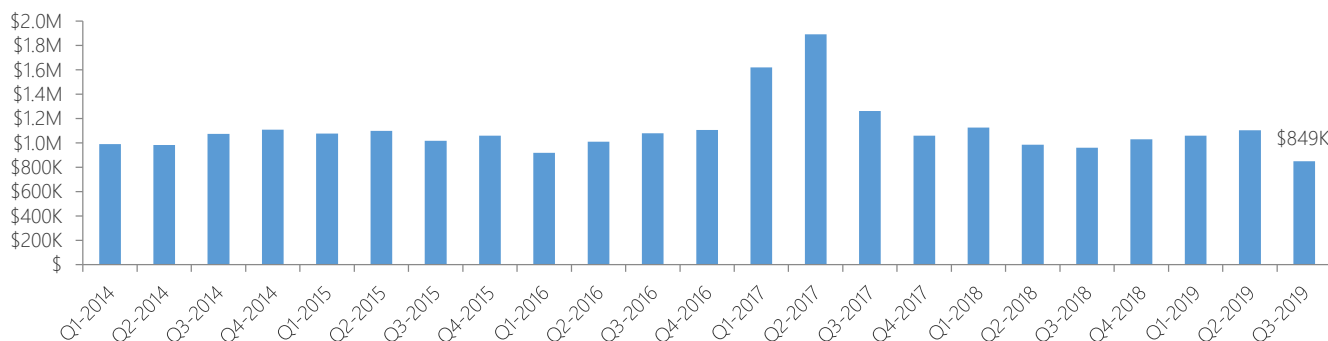
-9% YoY

NEIGHBORHOOD BOUNDARIES

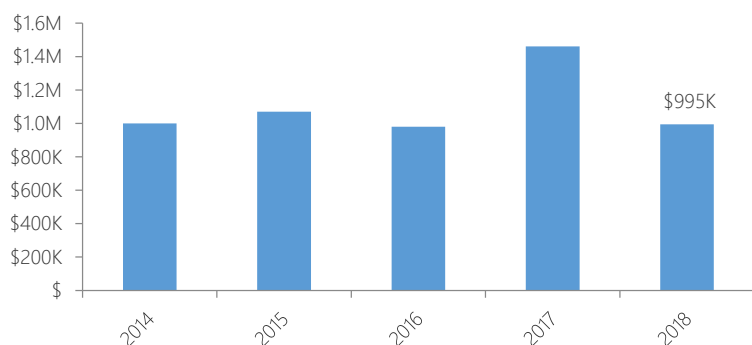


RESIDENTIAL STATS

Median Sale Price by Quarter

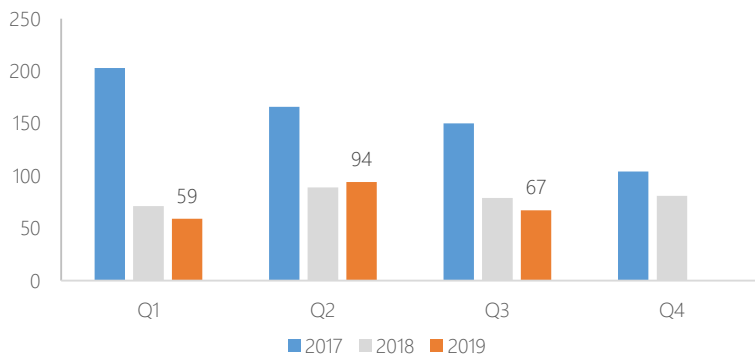


Median Sale Price by Year

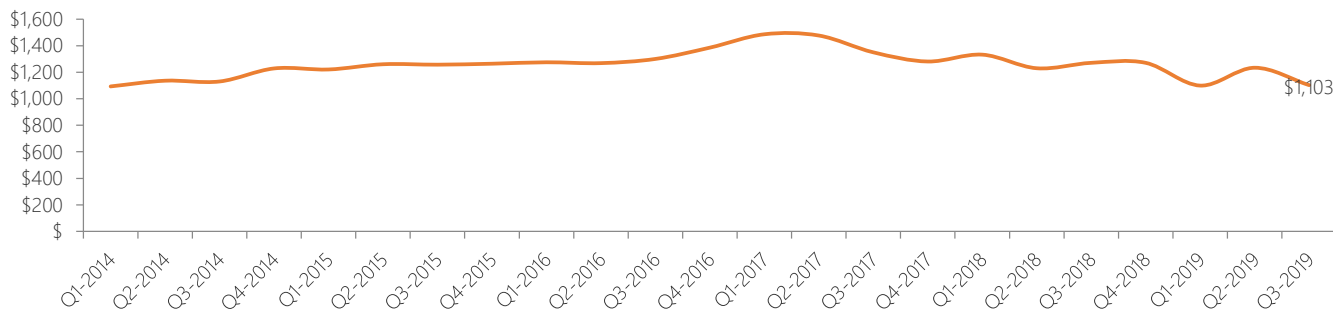


Number of Transactions

Quarter	2014	2015	2016	2017	2018	2019
Q1	119	87	96	203	71	59
Q2	148	120	123	166	89	94
Q3	131	120	115	150	79	67
Q4	116	92	120	104	81	



Median Sale Price per Square Foot

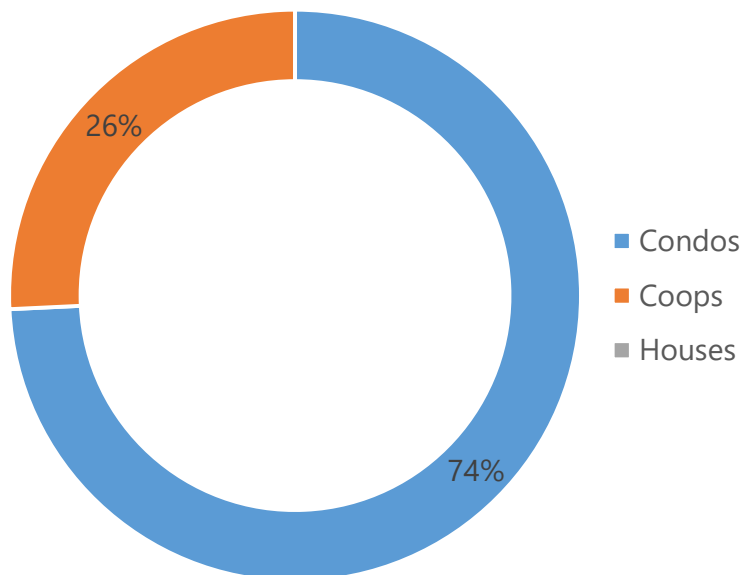


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$870,000	-13%	\$1,124	-12%	49
Coops	\$730,000	0%	\$985	-9%	17
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
100 Barclay St #22A	1-00084-1135	16-Sep-19	\$5,838,555	Condo	
50 West St #55D	1-00017-1391	18-Sep-19	\$2,900,000	Condo	
100 Barclay St #12N	1-00084-1047	17-Sep-19	\$2,875,000	Condo	
100 Barclay St #14J	1-00084-1074	30-Jul-19	\$2,725,000	Condo	1,421
3 Hanover Sq #8KLM	1-00028-0001	12-Jul-19	\$1,825,000	Coop	1,500
15 William St #44I	1-00025-1700	20-Sep-19	\$1,720,000	Condo	1,273
15 William St #34E	1-00025-1624	17-Sep-19	\$1,715,000	Condo	1,300
15 William St #24H	1-00025-1547	27-Aug-19	\$1,595,000	Condo	1,373
15 Broad St #3424	1-00026-1322	29-Jul-19	\$1,565,000	Condo	1,397
123 Washington St #46B	1-00053-1296	15-Jul-19	\$1,500,000	Condo	1,175
88 Greenwich St #1004	1-00018-1205	29-Jul-19	\$1,455,000	Condo	1,213
123 Washington St #47A	1-00053-1302	26-Aug-19	\$1,300,000	Condo	799
55 Liberty St #3B	1-00064-0008	29-Jul-19	\$1,300,000	Coop	1,350
75 Wall St #36G	1-00031-1306	13-Aug-19	\$1,250,000	Condo	913
18-20 Pine St #1903	1-00044-1263	13-Aug-19	\$1,200,000	Condo	820
99 John St #1810	1-00076-1448	26-Jul-19	\$1,060,000	Condo	958
80 Gold St #27D	1-00094-0001	2-Jul-19	\$1,021,000	Coop	
15 William St #25F	1-00025-1553	28-Aug-19	\$998,888	Condo	812
101 Wall St #9A	1-00033-1022	12-Aug-19	\$977,000	Condo	706
101 Wall St #12A	1-00033-1031	26-Jul-19	\$975,000	Condo	703
40 Broad St #26D	1-00024-1118	18-Jul-19	\$960,210	Condo	1,049
3 Hanover Sq #17G	1-00028-0001	4-Sep-19	\$942,500	Coop	1,100
88 Greenwich St #2602	1-00018-1401	21-Aug-19	\$942,000	Condo	732
18-20 Pine St #407	1-00044-1007	12-Jul-19	\$940,000	Condo	1,063
15 Broad St #2422	1-00026-1216	16-Sep-19	\$935,000	Condo	685
18-20 Pine St #1216	1-00044-1162	16-Aug-19	\$930,000	Condo	1,005
80 Gold St #4F	1-00094-0001	9-Aug-19	\$900,000	Coop	
18-20 Pine St #2415	1-00044-1349	1-Jul-19	\$875,000	Condo	703
80 Gold St #3H	1-00094-0001	5-Sep-19	\$875,000	Coop	
88 Greenwich St #1505	1-00018-1306	26-Aug-19	\$870,000	Condo	661
80 Gold St #3D	1-00094-0001	31-Jul-19	\$860,000	Coop	
90 William St #10F	1-00068-1282	17-Sep-19	\$849,000	Condo	845
18-20 Pine St #2215	1-00044-1319	1-Jul-19	\$848,000	Condo	703
150 Nassau St #7B	1-00100-1051	26-Sep-19	\$831,775	Condo	662
20 Pine St #1512	1-00044-1196	19-Aug-19	\$825,000	Condo	784
99 John St #2411	1-00076-1524	15-Jul-19	\$820,000	Condo	830
40 Broad St #20A	1-00024-1069	23-Sep-19	\$815,000	Condo	905
18-20 Pine St #1212	1-00044-1158	29-Jul-19	\$800,000	Condo	784
18-20 Pine St #1417	1-00044-1182	15-Jul-19	\$800,000	Condo	888
88 Greenwich St #903	1-00018-1177	26-Aug-19	\$766,000	Condo	816
80 Gold St #26H	1-00094-0001	14-Aug-19	\$755,000	Coop	687
120 Greenwich St #9A	1-00053-1067	12-Aug-19	\$755,000	Condo	568
18-20 Pine St #909	1-00044-1098	7-Aug-19	\$747,000	Condo	662
80 Gold St #9N	1-00094-0001	29-Jul-19	\$705,000	Coop	700
80 Gold St #12F	1-00094-0001	30-Jul-19	\$672,000	Coop	
56 Pine St #6D	1-00041-1224	31-Jul-19	\$669,000	Condo	662
99 John St #1219	1-00076-1380	29-Aug-19	\$655,000	Condo	516
56 Pine St #8D	1-00041-1238	8-Jul-19	\$640,000	Condo	662
80 Gold St #11F	1-00094-0001	18-Sep-19	\$635,000	Coop	
40 Broad St #22C	1-00024-1085	30-Aug-19	\$635,000	Condo	583



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Address	BBL	Sale date	Sale price	Property type	Sqft
88 Greenwich St #416	1-00018-1045	22-Jul-19	\$630,000	Condo	608
55 Wall St #815	1-00027-1080	19-Jul-19	\$618,000	Condo	645
40 Broad St #12F	1-00024-1020	12-Jul-19	\$607,000	Condo	620
40 Broad St #23G	1-00024-1097	1-Jul-19	\$605,000	Condo	560
111 Fulton St #304	1-00091-1208	27-Aug-19	\$600,000	Condo	495
88 Greenwich St #613	1-00018-1100	26-Aug-19	\$590,000	Condo	627
130-168 Water St #8E	1-00039-1084	11-Jul-19	\$550,000	Condo	516
80 Gold St #8G	1-00094-0001	9-Aug-19	\$540,000	Coop	
3 Hanover Sq #4D	1-00028-0001	25-Sep-19	\$506,321	Coop	850
80 Gold St #6A	1-00094-0001	16-Jul-19	\$500,000	Coop	
40 Broad St #24C	1-00024-1101	25-Jul-19	\$500,000	Condo	591
80 Gold St #5D	1-00094-0001	17-Jul-19	\$482,500	Coop	
80 Gold St #3A	1-00094-0001	12-Sep-19	\$450,000	Coop	



THE RATNER TEAM



David Ratner

Commercial & Residential
Brooklyn Expert

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Jessie Torres

NYC Condo, Co-op &
New Development Expert

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Eiffel DelRosario

Residential Sales &
Rentals Specialist

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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

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| Artist & Artisans | Fences & Gates Specialists | Kitchen & Bathroom Specialists | Rubbish Removal Companies |
| Attorneys | Fireplaces | Landscape Design | School Consultants |
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