

RESIDENTIAL

Warren
Lewis

Sotheby's
INTERNATIONAL REALTY

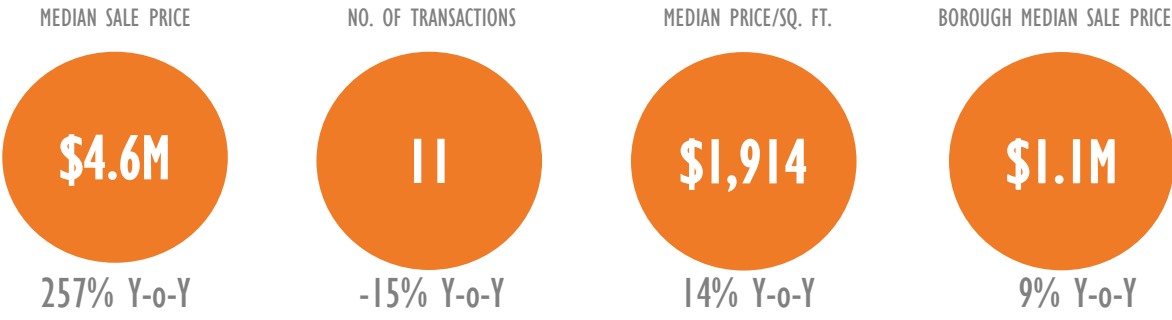
Flatiron District Report

A monthly analysis of residential sales
in Flatiron District, Manhattan

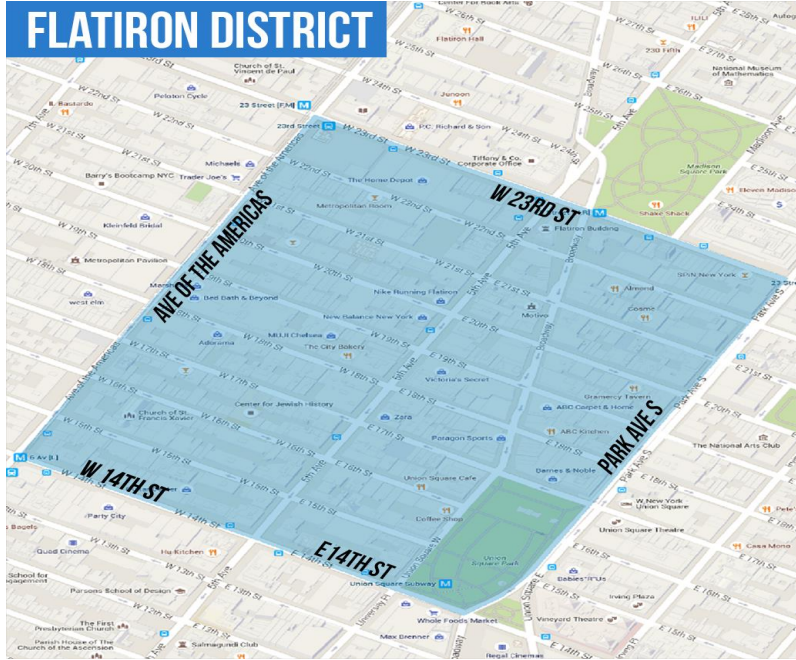
DECEMBER 2015

Residential Market Report, December 2015
Flatiron District, Manhattan

SUMMARY

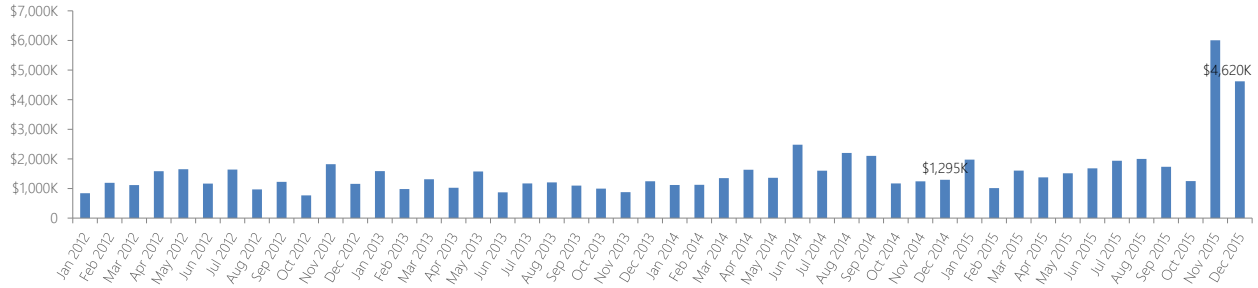


NEIGHBORHOOD BOUNDARIES

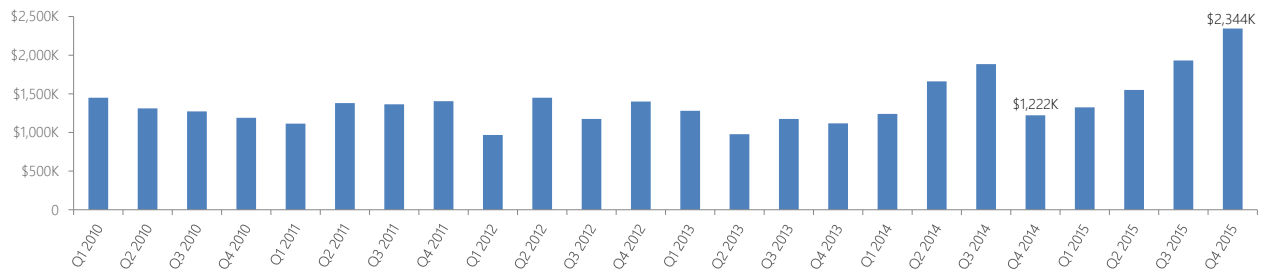


RESIDENTIAL STATS

Median Sale Price by Month

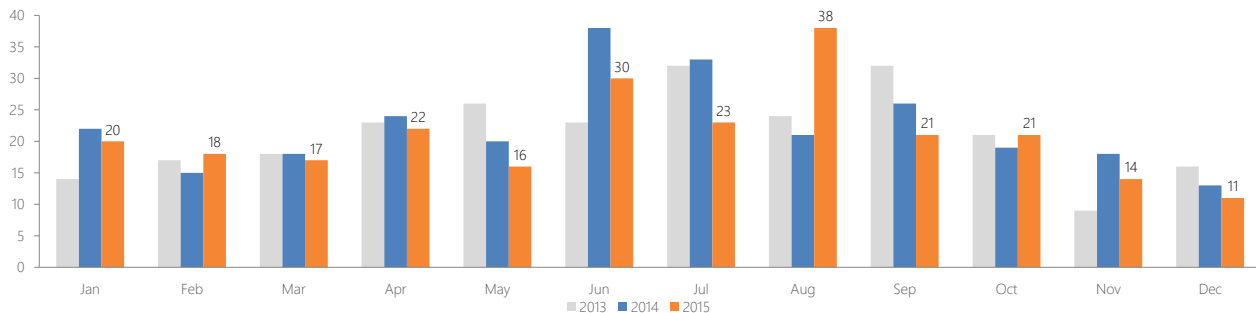


Median Sale Price by Quarter

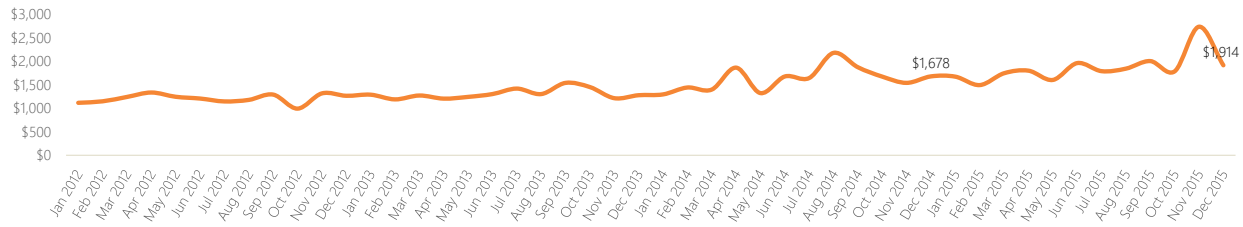


Number of Transactions

| Month | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 |
|-------|------|------|------|------|------|------|
| Jan | 19 | 18 | 19 | 14 | 22 | 20 |
| Feb | 18 | 15 | 12 | 17 | 15 | 18 |
| Mar | 20 | 36 | 16 | 18 | 18 | 17 |
| Apr | 27 | 29 | 27 | 23 | 24 | 22 |
| May | 25 | 25 | 27 | 26 | 20 | 16 |
| Jun | 36 | 26 | 18 | 23 | 38 | 30 |
| Jul | 26 | 17 | 20 | 32 | 33 | 23 |
| Aug | 27 | 21 | 16 | 24 | 21 | 38 |
| Sep | 24 | 23 | 22 | 32 | 26 | 21 |
| Oct | 17 | 9 | 14 | 21 | 19 | 21 |
| Nov | 18 | 20 | 19 | 9 | 18 | 14 |
| Dec | 25 | 15 | 26 | 16 | 13 | 11 |



▶ 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 | \$4,649,504 | 150% | \$2,265 | 30% | 8 |
| Co-ops | \$1,050,000 | 8% | \$1,391 | 4% | 3 |
| Houses | n/a | n/a | n/a | n/a | n/a |

▶ Number of Sales by Building Type

Co-ops
27.3%



Condos
72.7%

LIST OF TRANSACTIONS

| Address | BBL | Sale date | Sale price | Property type | Sqft |
|--------------------------|--------------|-----------|-------------|---------------|-------|
| 35 West 15 Street #24A | 1-00817-1256 | 21-Dec-15 | \$8,887,504 | Condo | 3,369 |
| 43 E 19 St #7TH | 1-00848-0030 | 01-Dec-15 | \$6,625,000 | Coop | n/a |
| 35 West 15 Street #22A | 1-00817-1253 | 28-Dec-15 | \$6,587,532 | Condo | 2,270 |
| 32 West 18 Street #10B | 1-00819-1419 | 16-Dec-15 | \$5,700,000 | Condo | 3,079 |
| 48 East 20 Street #8CPHC | 1-00848-1122 | 18-Dec-15 | \$4,679,244 | Condo | 2,368 |
| 35 West 15 Street #22B | 1-00817-1254 | 02-Dec-15 | \$4,619,764 | Condo | 1,763 |
| 14 West 18 Street #4W | 1-00819-1008 | 08-Dec-15 | \$2,800,000 | Condo | 1,750 |
| 5 East 22 Street #11P | 1-00851-1333 | 15-Dec-15 | \$2,700,000 | Condo | 1,057 |
| 26 West 15 Street #11I | 1-00816-1096 | 01-Dec-15 | \$1,170,000 | Condo | 804 |
| 28 E 21 St #3A | 1-00849-0057 | 16-Dec-15 | \$1,050,000 | Coop | n/a |
| 6-23 W 16 St #9LN | 1-00817-0029 | 09-Dec-15 | \$875,000 | Coop | n/a |