

RESIDENTIAL

Warren
Lewis

Sotheby's

INTERNATIONAL REALTY

Battery Park City Report

A monthly analysis of residential sales
in Battery Park City, Manhattan

DECEMBER 2015

Residential Market Report, December 2015
Battery Park City, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$2.2M

191% Y-o-Y

NO. OF TRANSACTIONS

25

108% Y-o-Y

MEDIAN PRICE/SQ. FT.

\$1,003

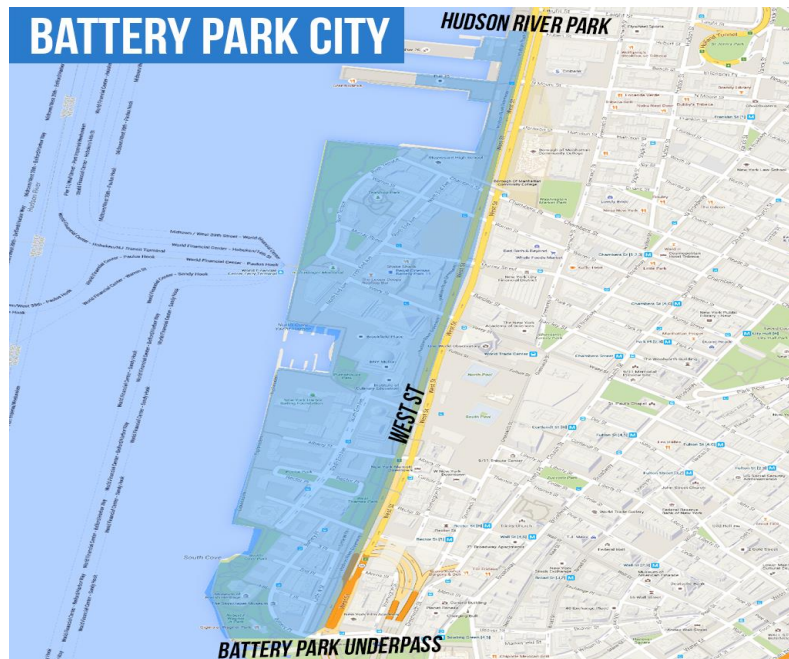
-11% Y-o-Y

BOROUGH MEDIAN SALE PRICE

\$1.1M

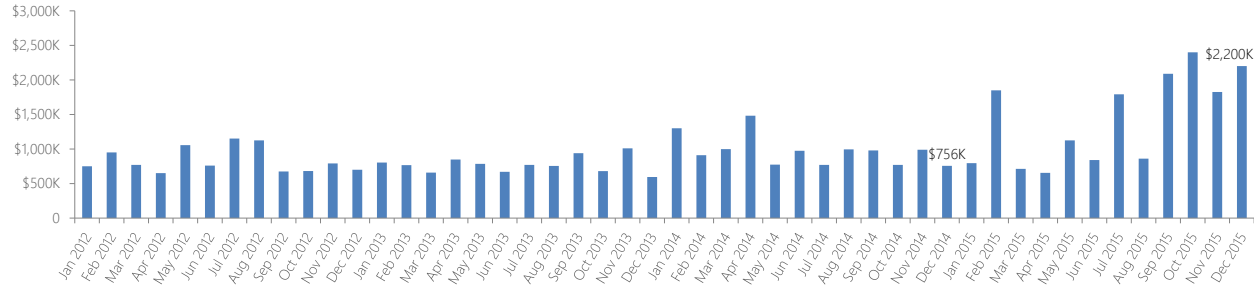
9% Y-o-Y

NEIGHBORHOOD BOUNDARIES

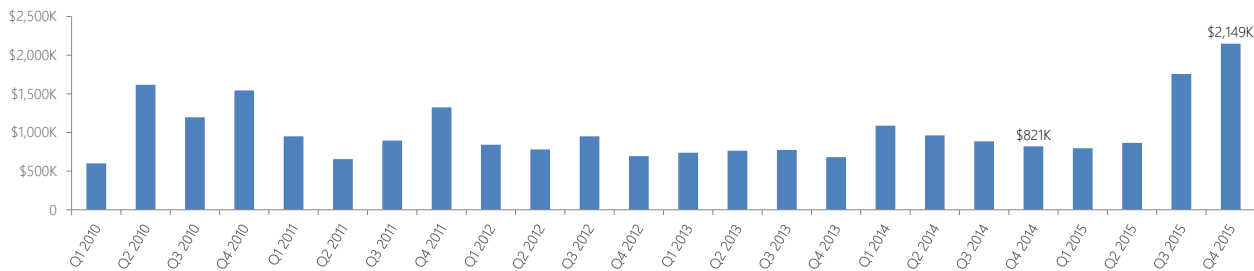


RESIDENTIAL STATS

Median Sale Price by Month

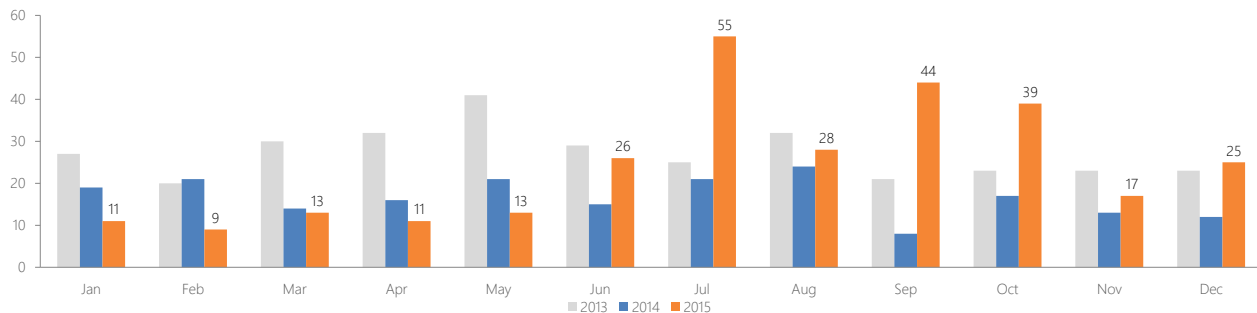


Median Sale Price by Quarter

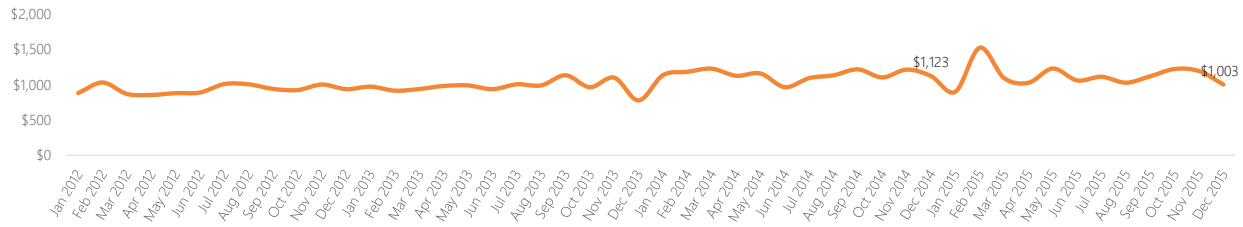


Number of Transactions

Month	2010	2011	2012	2013	2014	2015
Jan	7	12	13	27	19	11
Feb	10	9	14	20	21	9
Mar	10	18	12	30	14	13
Apr	13	18	22	32	16	11
May	20	49	18	41	21	13
Jun	9	42	27	29	15	26
Jul	9	29	24	25	21	55
Aug	17	20	26	32	24	28
Sep	11	12	23	21	8	44
Oct	17	16	29	23	17	39
Nov	8	10	30	23	13	17
Dec	15	9	35	23	12	25



▶ Median Price per Square Foot

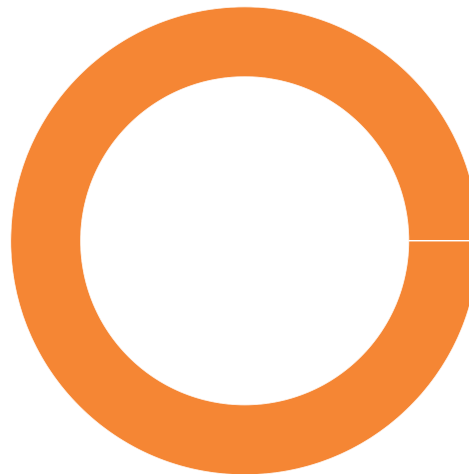


CO-OP VERSUS CONDO SALES

▶ 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	\$2,200,000	191%	\$1,003	-11%	25
Co-ops	n/a	n/a	n/a	n/a	n/a
Houses	n/a	n/a	n/a	n/a	n/a

▶ Number of Sales by Building Type



Condos
100.0%

LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
212 Warren Street #16L	1-00016-4440	29-Dec-15	\$5,686,926	Condo	n/a
212 Warren Street #23G	1-00016-4474	08-Dec-15	\$5,493,459	Condo	n/a
212 Warren Street #21G	1-00016-4466	16-Dec-15	\$5,396,725	Condo	n/a
212 Warren Street #16C	1-00016-4436	09-Dec-15	\$5,025,064	Condo	n/a
212 Warren Street #26C	1-00016-4484	07-Dec-15	\$4,963,969	Condo	n/a
212 Warren Street #4C	1-00016-4334	28-Dec-15	\$2,932,560	Condo	n/a
212 Warren Street #14E	1-00016-4416	04-Dec-15	\$2,912,195	Condo	n/a
212 Warren Street #16J	1-00016-4439	15-Dec-15	\$2,718,728	Condo	n/a
212 Warren Street #16E	1-00016-4437	10-Dec-15	\$2,596,538	Condo	n/a
212 Warren Street #21A	1-00016-4463	09-Dec-15	\$2,469,256	Condo	n/a
212 Warren Street #16S	1-00016-4441	18-Dec-15	\$2,352,158	Condo	n/a
212 Warren Street #14S	1-00016-4424	04-Dec-15	\$2,306,336	Condo	n/a
2 River Terrace #6A	1-00016-3652	03-Dec-15	\$2,200,000	Condo	1,484
212 Warren Street #16A	1-00016-4435	14-Dec-15	\$2,148,508	Condo	n/a
21 South End Avenue #PH1M	1-00016-6154	03-Dec-15	\$1,680,000	Condo	908
70 Little West Street #3A	1-00016-1705	09-Dec-15	\$1,065,000	Condo	819
333 Rector Place #1010	1-00016-5713	15-Dec-15	\$995,000	Condo	866
30 Little West Street #10D	1-00016-1459	07-Dec-15	\$974,000	Condo	875
2 South End Avenue #9C	1-00016-8155	18-Dec-15	\$850,000	Condo	1,041
200 Rector Place #3J	1-00016-5317	02-Dec-15	\$715,000	Condo	739
21 South End Avenue #738	1-00016-6139	15-Dec-15	\$675,000	Condo	703
225 Rector Place #11F	1-00016-3366	11-Dec-15	\$637,000	Condo	613
280 Rector Place #7H	1-00016-3086	10-Dec-15	\$552,500	Condo	625
2 South End Avenue #6H	1-00016-8094	04-Dec-15	\$475,000	Condo	590
200 Rector Place #42D	1-00016-5166	18-Dec-15	\$231,250	Condo	1,638