

## FINANCIAL DISTRICT

A monthly analysis of residential sales  
in Financial District, Manhattan

June 2016





# The RATNER Team Market Reports

## Residential Market Report, June 2016

### Financial District, Manhattan

#### SUMMARY

MEDIAN SALE PRICE

**\$950K**

-14% YoY

NO. OF TRANSACTIONS

**45**

0% YoY

MEDIAN PRICE/SQ.FT.

**\$1,284**

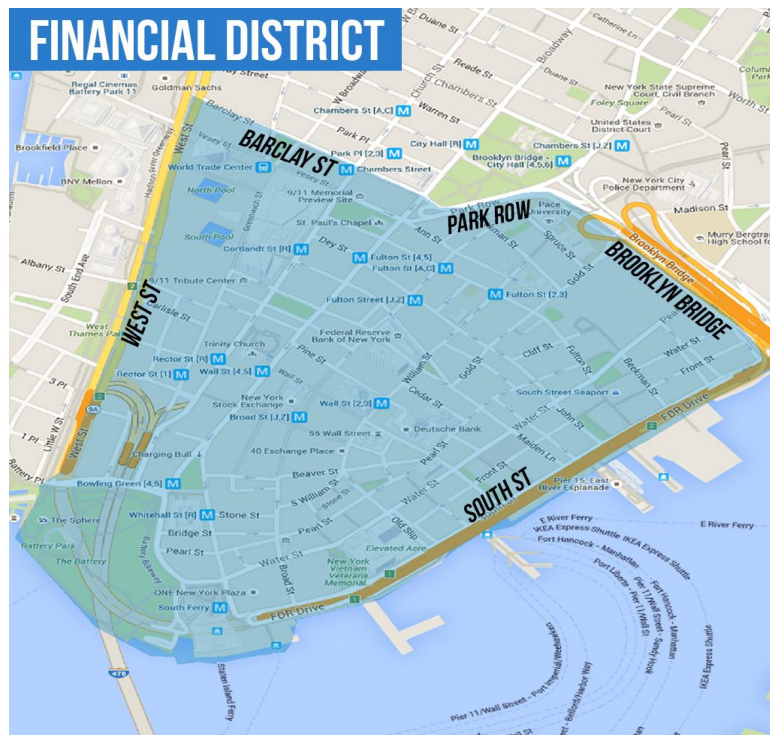
8% YoY

MANHATTAN  
MEDIAN SALE PRICE

**\$1.05M**

5% YoY

#### NEIGHBORHOOD BOUNDARIES



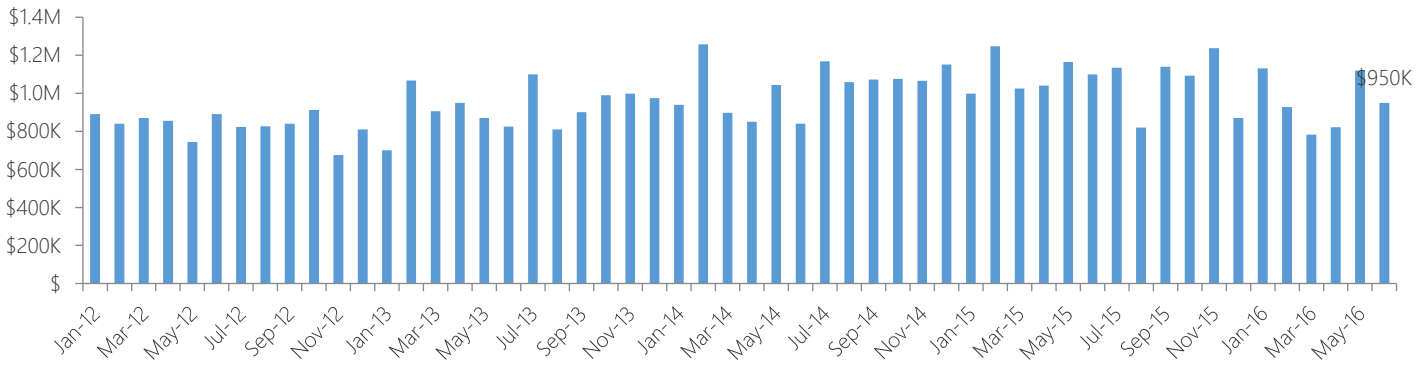
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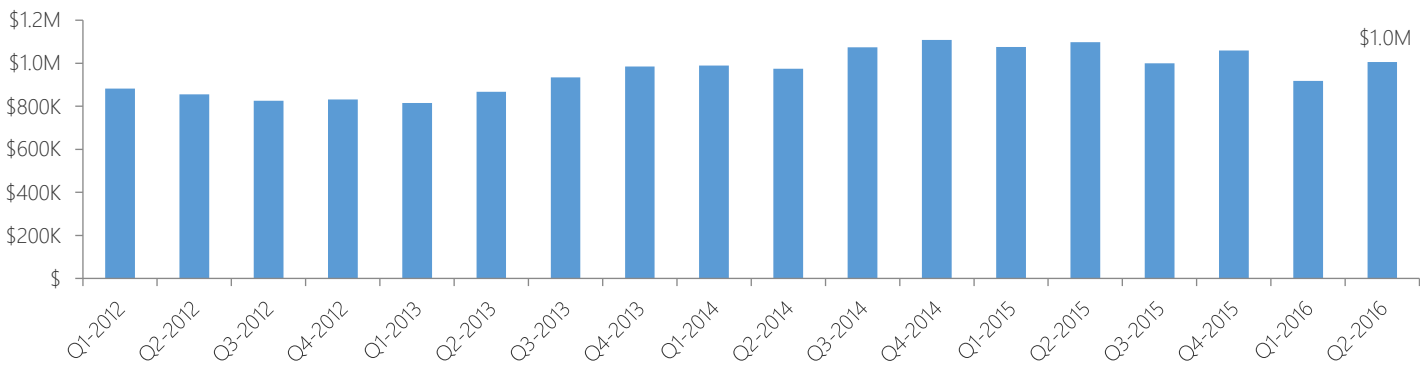
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## RESIDENTIAL STATS

### Median Sale Price by Month

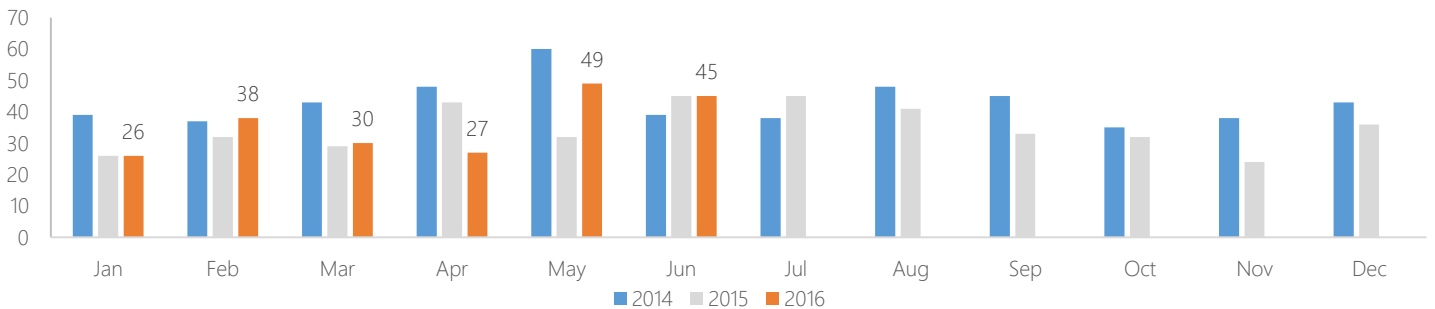


### Median Sale Price by Quarter



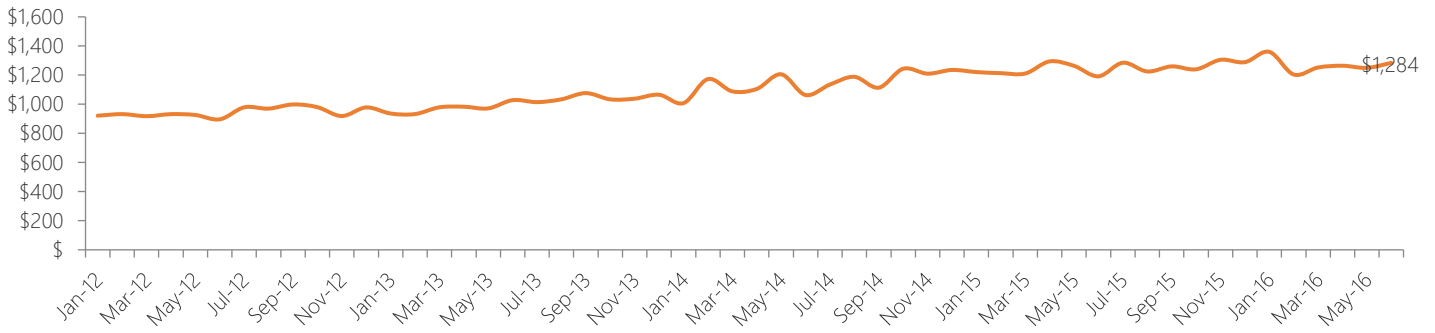
### Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2011	24	21	36	50	59	43	33	32	34	22	17	39
2012	25	33	34	46	30	42	40	40	29	40	21	35
2013	29	20	31	47	47	53	55	52	58	47	38	33
2014	39	37	43	48	60	39	38	48	45	35	38	43
2015	26	32	29	43	32	45	45	41	33	32	24	36
2016	26	38	30	27	49	45						



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## Median Sale Price per Square Foot

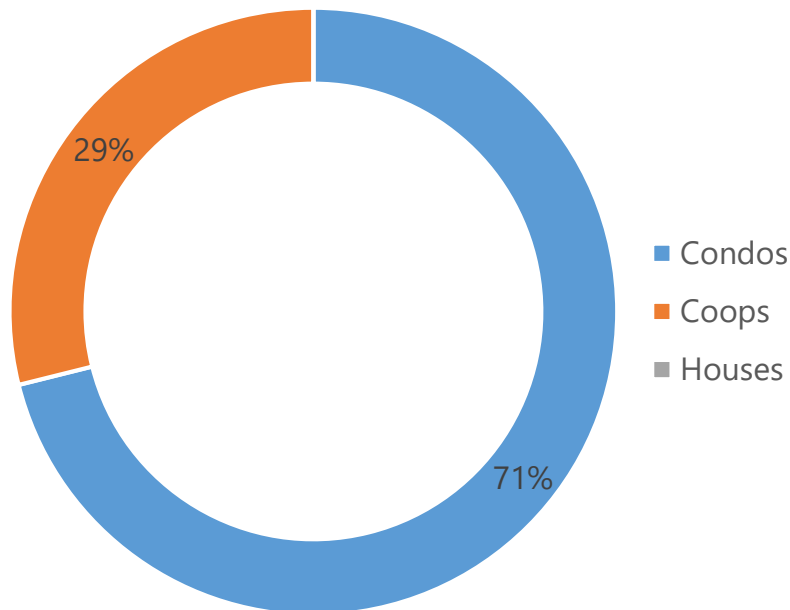


## RESIDENTIAL SALES BREAKDOWN

### Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,400,000	45%	\$1,296	8%	32
Coops	\$785,000	-46%	\$956	13%	13
Houses	-	-	-	-	0

### Number of Sales by Building Type



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## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
140 West Street #29B	1-00084-1164	1-Jun-16	\$8,196,913	Condo	
140 West Street #27D	1-00084-1158	22-Jun-16	\$5,300,000	Condo	
140 West Street #22D	1-00084-1138	15-Jun-16	\$5,100,000	Condo	
140 West Street #23D	1-00084-1142	15-Jun-16	\$5,045,938	Condo	
75 Wall Street #21O	1-00031-1055	6-Jun-16	\$3,100,000	Condo	2,173
75 Wall Street #21N	1-00031-1055	6-Jun-16	\$3,100,000	Condo	2,173
247 Water Street #2	1-00097-1002	3-Jun-16	\$2,495,000	Condo	1,946
123 Washington Street #36B	1-00053-1226	24-Jun-16	\$2,385,000	Condo	1,175
20 Pine Street #2202	1-00044-1306	17-Jun-16	\$2,200,000	Condo	1,546
20 Pine Street #1013	1-00044-1121	14-Jun-16	\$2,150,000	Condo	1,585
75 Wall Street #38F	1-00031-1329	6-Jun-16	\$1,960,000	Condo	1,099
15 Broad Street #1924	1-00026-1142	20-Jun-16	\$1,645,000	Condo	1,509
123 Washington Street #47G	1-00053-1307	24-Jun-16	\$1,600,000	Condo	708
123 Washington Street #43G	1-00053-1279	17-Jun-16	\$1,530,000	Condo	708
119 Fulton Street #4A	1-00091-1106	14-Jun-16	\$1,400,000	Condo	1,471
176 Broadway #9D	1-00065-0017	16-Jun-16	\$1,350,000	Coop	1,800
80 Gold St #4J	1-00094-0001	13-Jun-16	\$1,175,000	Coop	
75 Wall Street #31G	1-00031-1227	9-Jun-16	\$1,100,000	Condo	653
80 Gold St #2E	1-00094-0001	30-Jun-16	\$1,010,000	Coop	
88 Greenwich Street #2008	1-00018-1370	3-Jun-16	\$970,000	Condo	829
80 Gold St #6F	1-00094-0001	23-Jun-16	\$950,000	Coop	
99 John Street #2108	1-00076-1485	20-Jun-16	\$949,000	Condo	738
80 Gold St #4L	1-00094-0001	20-Jun-16	\$930,000	Coop	
120 Greenwich Street #9C	1-00053-1069	22-Jun-16	\$900,000	Condo	715
99 John Street #608	1-00076-1214	14-Jun-16	\$898,000	Condo	693
3 Hanover Sq #8D	1-00028-0001	27-Jun-16	\$860,000	Coop	900
168 Pearl Street #4C	1-00039-1040	3-Jun-16	\$788,000	Condo	803
20 West Street #43A	1-00015-1367	2-Jun-16	\$745,000	Condo	500
168 Pearl Street #6L	1-00039-1056	8-Jun-16	\$720,000	Condo	816
80 Gold St #9N	1-00094-0001	29-Jun-16	\$710,000	Coop	700
88 Greenwich Street #1405	1-00018-1292	20-Jun-16	\$700,000	Condo	577
88 Greenwich Street #1005	1-00018-1206	15-Jun-16	\$695,000	Condo	577
80 John Street #5H	1-00068-1038	20-Jun-16	\$641,498	Condo	469
80 Gold St #7J	1-00094-0001	13-Jun-16	\$636,000	Coop	
80 Gold St #12M	1-00094-0001	8-Jun-16	\$630,000	Coop	
88 Greenwich Street #1012	1-00018-1213	6-Jun-16	\$629,800	Condo	518
80 Gold St #3H	1-00094-0001	14-Jun-16	\$610,000	Coop	
82 Beaver Street #608	1-00028-1046	29-Jun-16	\$565,000	Condo	361
80 Gold St #21A	1-00094-0001	15-Jun-16	\$505,000	Coop	
80 Gold St #10G	1-00094-0001	30-Jun-16	\$481,000	Coop	
324 Pearl Street #5F	1-00106-1145	20-Jun-16	\$150,000	Condo	648

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