

# FINANCIAL DISTRICT

A monthly analysis of residential sales  
in Financial District, Manhattan

December 2017



**The RATNER Team Market Report**

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# Residential Market Report, December 2017

## Financial District, Manhattan

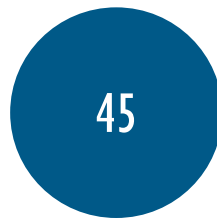
### SUMMARY

MEDIAN SALE PRICE



14% YoY

NO. OF TRANSACTIONS



10% YoY

MEDIAN PRICE/SQ.FT.



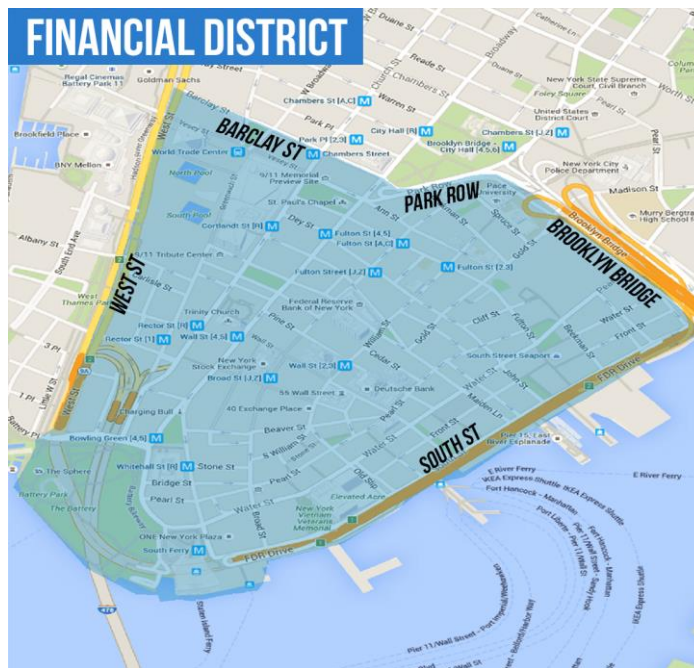
7% YoY

MANHATTAN  
MEDIAN SALE PRICE



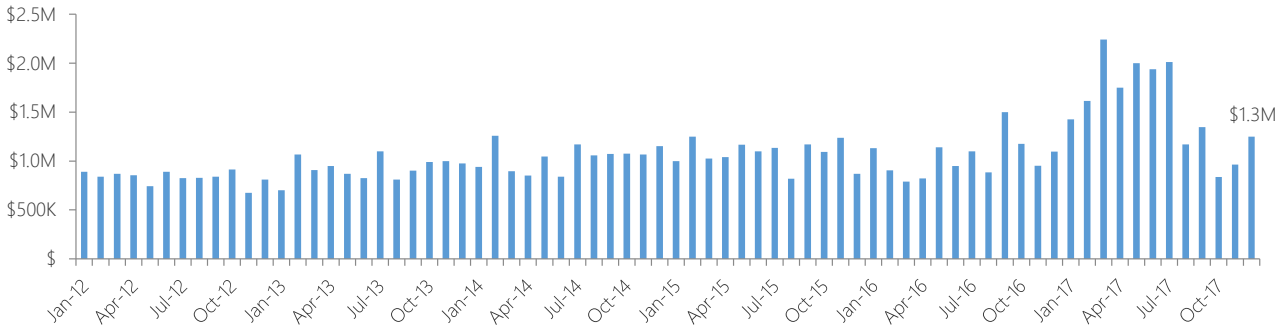
18% YoY

### NEIGHBORHOOD BOUNDARIES

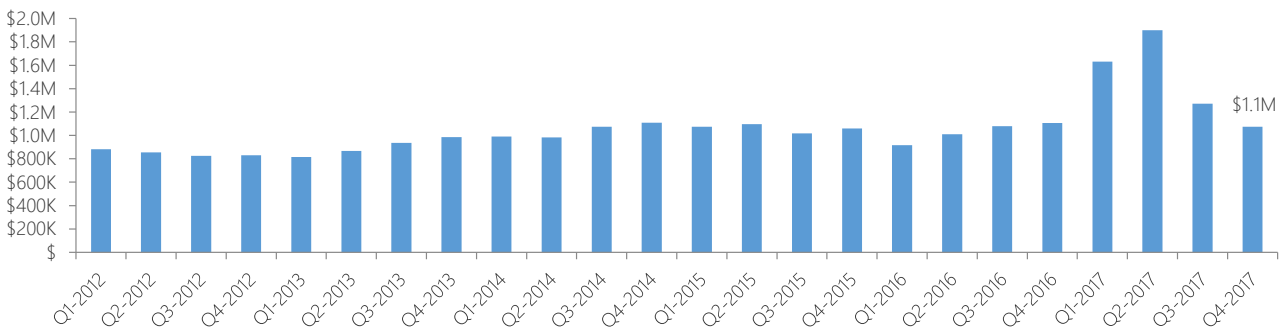


RESIDENTIAL STATS

Median Sale Price by Month

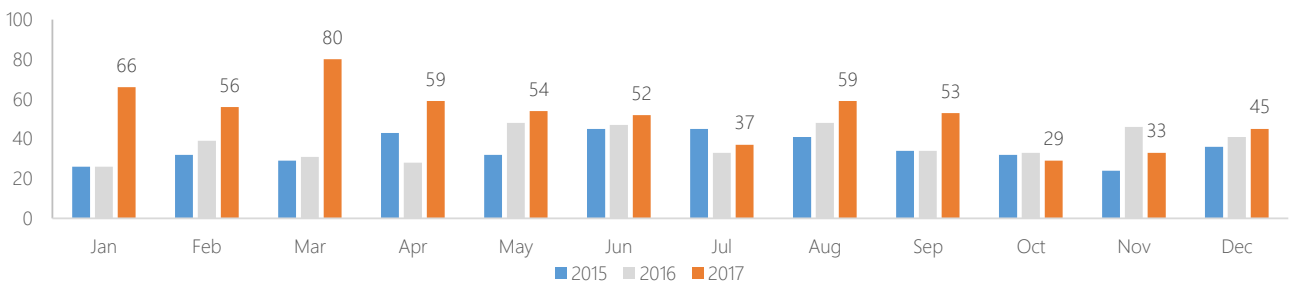


Median Sale Price by Quarter

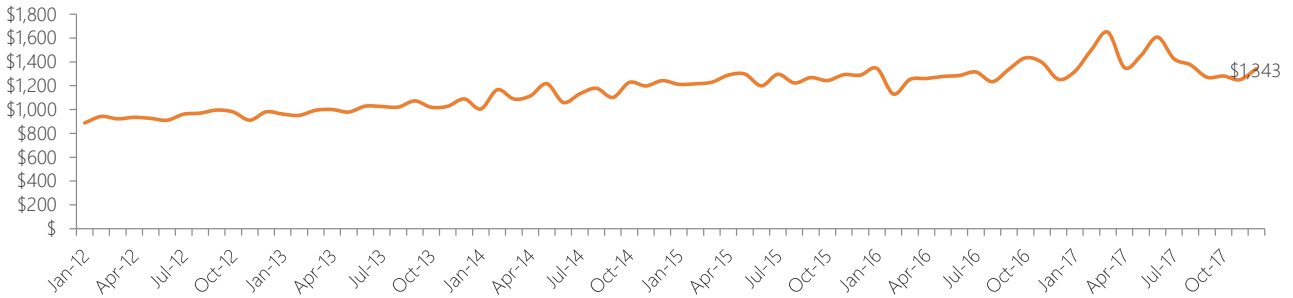


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
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	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	66	56	80	59	54	52	37	59	53	29	33	45



Median Sale Price per Square Foot

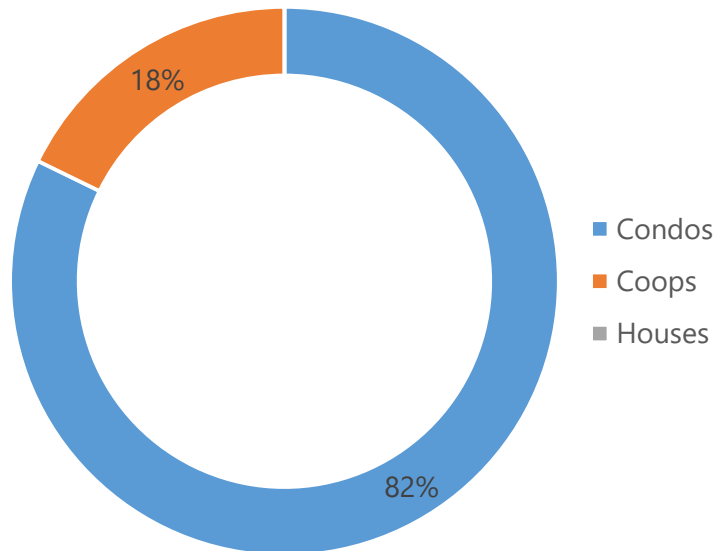


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,500,000	29%	\$1,361	2%	37
Coops	\$700,000	0%	\$973	-3%	8
Houses	-	-	-	-	0

Number of Sales by Building Type



## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
140 West St #16P	1-00084-1106	19-Dec-17	\$6,400,000	Condo	3,025
140 West St #17P	1-00084-1120	7-Dec-17	\$6,180,250	Condo	3,025
115 Nassau St #44B	1-00090-1257	7-Dec-17	\$3,733,763	Condo	
115 Nassau St #40B	1-00090-1249	21-Dec-17	\$3,711,521	Condo	
115 Nassau St #41B	1-00090-1251	5-Dec-17	\$3,700,000	Condo	1,572
115 Nassau St #43B	1-00090-1255	7-Dec-17	\$3,683,306	Condo	
115 Nassau St #43A	1-00090-1254	6-Dec-17	\$3,625,000	Condo	1,624
115 Nassau St #42A	1-00090-1252	6-Dec-17	\$3,600,000	Condo	
115 Nassau St #40A	1-00090-1248	1-Dec-17	\$3,450,000	Condo	1,624
115 Nassau St #39A	1-00090-1246	5-Dec-17	\$3,135,000	Condo	1,393
50 West St #54D	1-00017-1387	14-Dec-17	\$2,675,000	Condo	
15 Broad St #1120	1-00026-1029	1-Dec-17	\$2,614,150	Condo	2,300
101 Wall St #6B	1-00033-1014	19-Dec-17	\$2,394,160	Condo	
26-28 Beaver St #FL2	1-00011-0014	21-Dec-17	\$2,200,000	Coop	
15 William St #29E	1-00025-1584	18-Dec-17	\$1,925,000	Condo	1,300
138-142 Nassau St #9A	1-00100-0026	29-Dec-17	\$1,895,000	Coop	
15 William St #46K	1-00025-1716	11-Dec-17	\$1,580,000	Condo	1,062
15 William St #46J	1-00025-1715	11-Dec-17	\$1,570,000	Condo	960
88 Greenwich St #709	1-00018-1125	18-Dec-17	\$1,500,000	Condo	1,122
90 William St #10G	1-00068-1296	15-Dec-17	\$1,250,000	Condo	1,080
18-20 Pine St #2604	1-00044-1359	4-Dec-17	\$1,250,000	Condo	1,045
50 Pine St #3S	1-00041-1006	22-Dec-17	\$1,200,000	Condo	1,045
101 Wall St #9A	1-00033-1022	28-Dec-17	\$1,140,000	Condo	
88 Greenwich St #1609	1-00018-1324	15-Dec-17	\$1,135,000	Condo	723
15 William St #39D	1-00025-1663	27-Dec-17	\$1,125,000	Condo	698
99 John St #2508	1-00076-1532	18-Dec-17	\$1,100,000	Condo	798
15 William St #8F	1-00025-1425	6-Dec-17	\$994,997	Condo	812
56 Pine St #4D	1-00041-1213	20-Dec-17	\$975,000	Condo	1,031
150 Nassau St #6G	1-00100-1045	15-Dec-17	\$900,000	Condo	670
164-168 Pearl St #6L	1-00039-1056	12-Dec-17	\$880,000	Condo	816
21-23 S William St #4C	1-00029-1214	15-Dec-17	\$750,000	Condo	529
80 Gold St #15J	1-00094-0001	12-Dec-17	\$720,000	Coop	740
99 John St #1101	1-00076-1337	18-Dec-17	\$715,000	Condo	545
80 Gold St #5M	1-00094-0001	28-Dec-17	\$700,000	Coop	
80 Gold St #8H	1-00094-0001	15-Dec-17	\$700,000	Coop	
40 Broad St #23G	1-00024-1097	1-Dec-17	\$655,888	Condo	560
20 West St #16D	1-00015-1174	28-Dec-17	\$600,000	Condo	509
99 John St #214	1-00076-1117	4-Dec-17	\$575,000	Condo	487
80 Gold St #12G	1-00094-0001	13-Dec-17	\$500,000	Coop	
80 Gold St #5A	1-00094-0001	14-Dec-17	\$475,000	Coop	



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# THE RATNER TEAM



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Brooklyn Expert

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NYC Condo, Co-op &  
New Development Expert

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Nate Pfaff

Residential Sales &  
Rental 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

[READ MORE REVIEWS](#)



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1031 Qualified Intermediary	Estate Planing	Insurance Agents	Renovation Professionals
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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
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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
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From the Ratner Team, this is the Brooklyn Made Real Estate Podcast, a show about Brooklyn real estate and the professionals behind one of the hottest real estate markets in the world.

Brooklyn Made Real Estate is a one-stop shop for anyone interested in New York real estate, getting connected with local experts and learning how to make smarter decisions and leveraging your assets.

Each week our show will feature real estate news and interviews with local professionals that we are eager for you to meet.

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