

# FINANCIAL DISTRICT

A quarterly analysis of residential sales  
in Financial District, Manhattan

Ist Quarter 2019



**The RATNER Team Market Report**

o: 718-747-8215 | c: 347-501-0860 | e: [Contact@TheRatnerTeam.com](mailto:Contact@TheRatnerTeam.com)

# Residential Market Report, 1st Quarter 2019

## Financial District, Manhattan

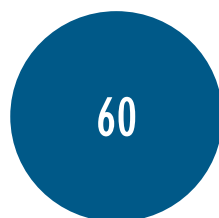
### SUMMARY

MEDIAN SALE PRICE



-6% YoY

NO. OF TRANSACTIONS



-15% YoY

MEDIAN PRICE/SQ.FT.



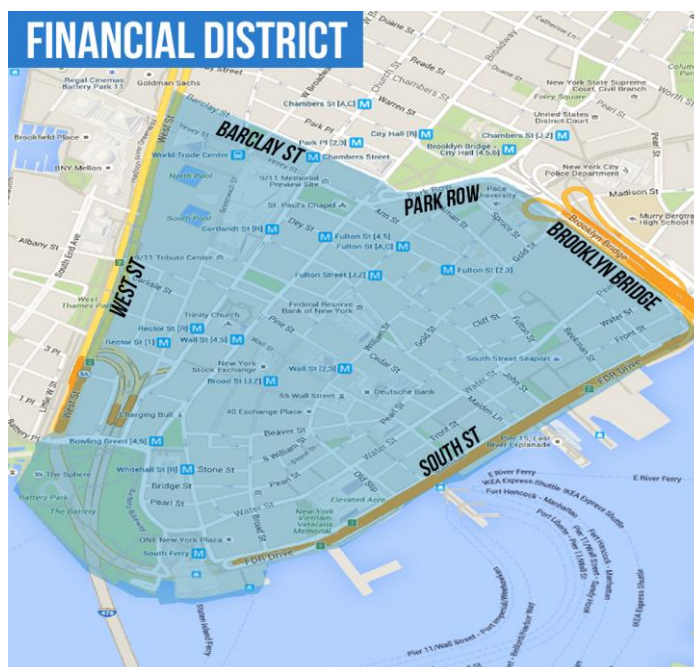
-18% YoY

MANHATTAN  
MEDIAN SALE PRICE



3% YoY

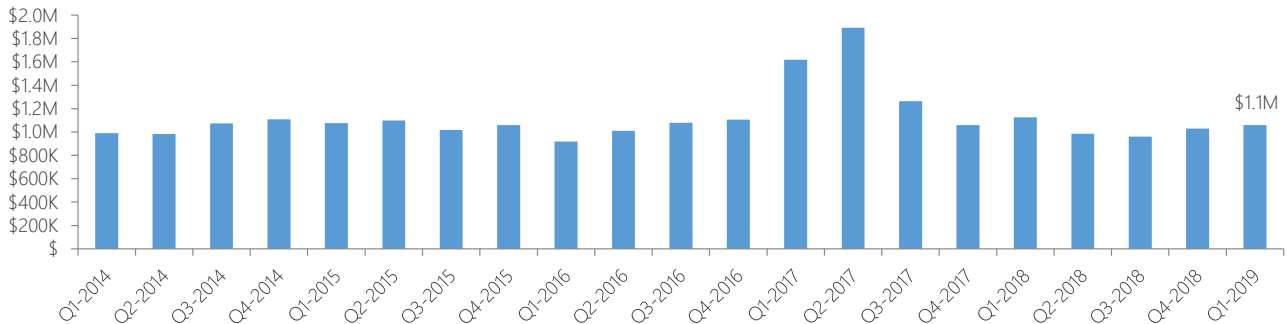
### NEIGHBORHOOD BOUNDARIES



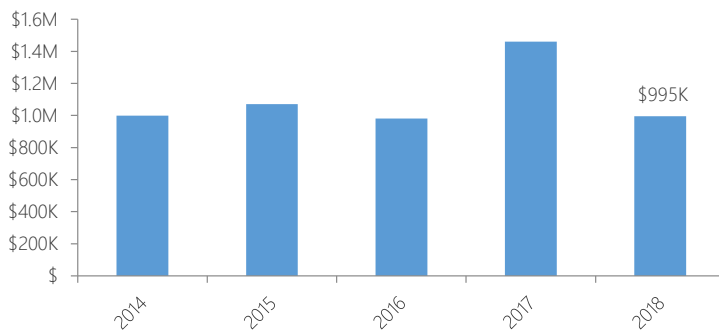


RESIDENTIAL STATS

Median Sale Price by Quarter

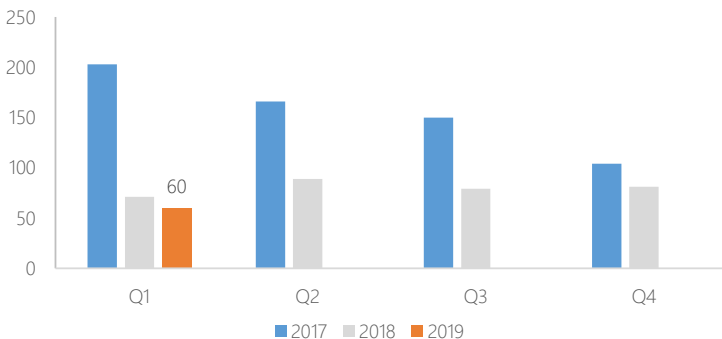


Median Sale Price by Year

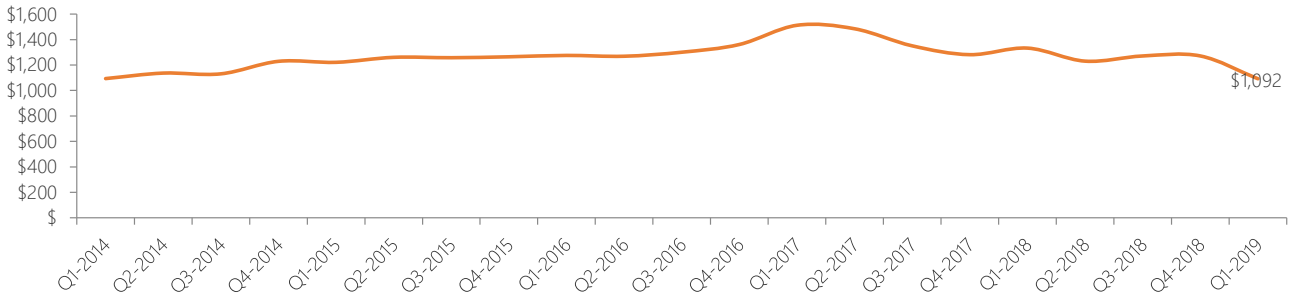


Number of Transactions

Quarter	2014	2015	2016	2017	2018	2019
Q1	119	87	96	203	71	60
Q2	148	120	123	166	89	
Q3	131	120	115	150	79	
Q4	116	92	120	104	81	



Median Sale Price per Square Foot

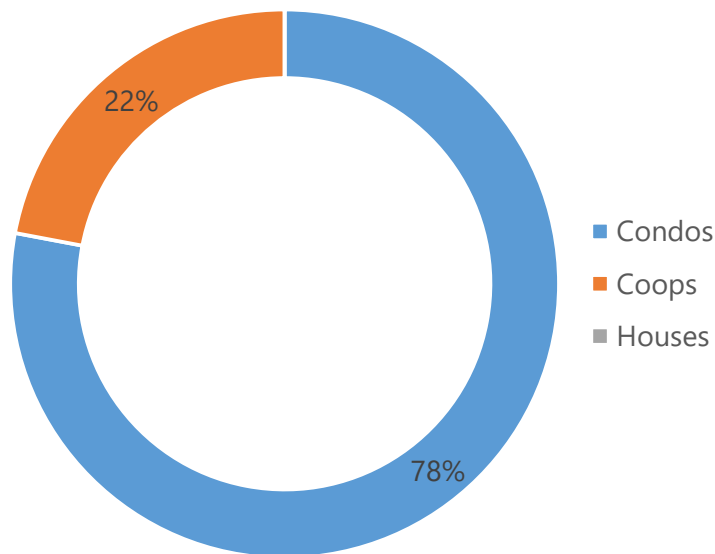


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,109,769	-8%	\$1,101	-19%	46
Coops	\$960,000	25%	\$966	-6%	13
Houses	-	-	-	-	0

Number of Sales by Building Type



## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
100 Barclay St #15A	1-00084-1082	28-Feb-19	\$5,270,000	Condo	
100 Barclay St #11Q	1-00084-1032	25-Jan-19	\$4,750,000	Condo	2,063
100 Barclay St #11K	1-00084-1027	16-Jan-19	\$4,100,000	Condo	2,249
115 Nassau St #39B	1-00090-1247	15-Feb-19	\$3,935,588	Condo	
140 Nassau St #15C	1-00100-0026	14-Feb-19	\$3,635,000	Coop	
150 Nassau St #20B	1-00100-1124	20-Feb-19	\$3,605,000	Condo	2,241
115 Nassau St #28B	1-00090-1236	19-Feb-19	\$3,589,761	Condo	
115 Nassau St #46A	1-00090-1260	21-Feb-19	\$3,488,892	Condo	
26 Beaver St #5	1-00011-0014	20-Feb-19	\$2,165,000	Coop	
101 Wall St #2B	1-00033-1005	22-Mar-19	\$2,125,000	Condo	
15 William St #32A	1-00025-1604	12-Feb-19	\$2,054,476	Condo	1,325
101 Wall St #9B	1-00033-1023	27-Feb-19	\$2,000,000	Condo	
15 William St #45I	1-00025-1707	6-Mar-19	\$1,720,000	Condo	1,273
80 John St #2C	1-00068-1006	22-Mar-19	\$1,710,000	Condo	1,440
15 Broad St #2516	1-00026-1228	8-Feb-19	\$1,700,000	Condo	1,476
75 Wall St #31M	1-00031-1233	21-Feb-19	\$1,660,000	Condo	1,244
123 Washington St #PH55D	1-00053-1353	18-Jan-19	\$1,628,475	Condo	1,023
80 John St #8C	1-00068-1060	19-Feb-19	\$1,550,000	Condo	1,412
123 Washington St #PH56A	1-00053-1357	18-Jan-19	\$1,451,324	Condo	799
15 William St #8A	1-00025-1420	25-Jan-19	\$1,355,000	Condo	1,325
80 Gold St #3D	1-00094-0001	14-Jan-19	\$1,350,000	Coop	
15 William St #7A	1-00025-1412	23-Jan-19	\$1,348,500	Condo	1,325
15 Broad St #1926	1-00026-1143	29-Mar-19	\$1,270,000	Condo	1,429
80 Gold St #12D	1-00094-0001	24-Jan-19	\$1,200,000	Coop	
15 William St #43B	1-00025-1691	1-Feb-19	\$1,145,000	Condo	791
50 Pine St #3S	1-00041-1006	8-Feb-19	\$1,110,038	Condo	1,045
117 Beekman St #4C	1-00095-1013	31-Jan-19	\$1,109,500	Condo	1,085
123 Washington St #PH56H	1-00053-1362	18-Jan-19	\$1,085,465	Condo	606
75 Wall St #26R	1-00031-1148	11-Feb-19	\$1,060,000	Condo	1,011
15 Broad St #1202	1-00026-1037	6-Feb-19	\$999,500	Condo	943
55 Wall St #905	1-00027-1098	14-Feb-19	\$999,000	Condo	1,249
88 Greenwich St #3505	1-00018-1448	9-Jan-19	\$995,000	Condo	681
80 Gold St #19D	1-00094-0001	5-Feb-19	\$980,000	Coop	
80 Gold St #18L	1-00094-0001	22-Jan-19	\$970,000	Coop	
80 Gold St #9L	1-00094-0001	6-Mar-19	\$960,000	Coop	
18-20 Pine St #1819	1-00044-1260	8-Mar-19	\$950,000	Condo	826
101 Wall St #8A	1-00033-1019	8-Feb-19	\$938,486	Condo	
88 Greenwich St #917	1-00018-1191	15-Feb-19	\$920,000	Condo	883
3 Hanover Sq #8D	1-00028-0001	22-Jan-19	\$850,000	Coop	900
111 Fulton St #416	1-00091-1244	7-Mar-19	\$825,000	Condo	687
164-168 Pearl St #4M	1-00039-1031	28-Feb-19	\$825,000	Condo	660
18-20 Pine St #1703	1-00044-1225	22-Jan-19	\$767,000	Condo	656
80 Gold St #26H	1-00094-0001	4-Jan-19	\$750,000	Coop	687
80 Gold St #26B	1-00094-0001	13-Feb-19	\$730,000	Coop	
18-20 Pine St #609	1-00044-1041	21-Feb-19	\$717,500	Condo	662
80 John St #14D	1-00068-1112	25-Feb-19	\$707,000	Condo	642
99 John St #415	1-00076-1170	4-Feb-19	\$699,888	Condo	682
80 Gold St #9E	1-00094-0001	28-Jan-19	\$660,000	Coop	
55 Wall St #722	1-00027-1058	28-Mar-19	\$643,534	Condo	856
88 Greenwich St #1013	1-00018-1214	9-Jan-19	\$640,000	Condo	627



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Address	BBL	Sale date	Sale price	Property type	Sqft
3 Hanover Sq #20E	1-00028-0001	15-Feb-19	\$617,500	Coop	625
3 Hanover Sq #3A	1-00028-0001	11-Jan-19	\$599,000	Coop	860
55 Wall St #812	1-00027-1077	17-Jan-19	\$595,000	Condo	565
59 John St #3H	1-00078-1616	10-Jan-19	\$575,000	Condo	690
20 West St #44F	1-00015-1378	25-Jan-19	\$527,500	Condo	368
88 Greenwich St #612	1-00018-1099	18-Mar-19	\$449,035	Condo	518
55 Wall St #827	1-00027-1087	4-Feb-19	\$124,522	Condo	664



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# THE RATNER TEAM



David Ratner

Commercial & Residential  
Brooklyn Expert

[Read more](#)



Jessie Torres

NYC Condo, Co-op &  
New Development Expert

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Eiffel DelRosario

Residential Sales &  
Rentals Specialist

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- OFF Market Investment Properties in Brooklyn and Manhattan



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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)"

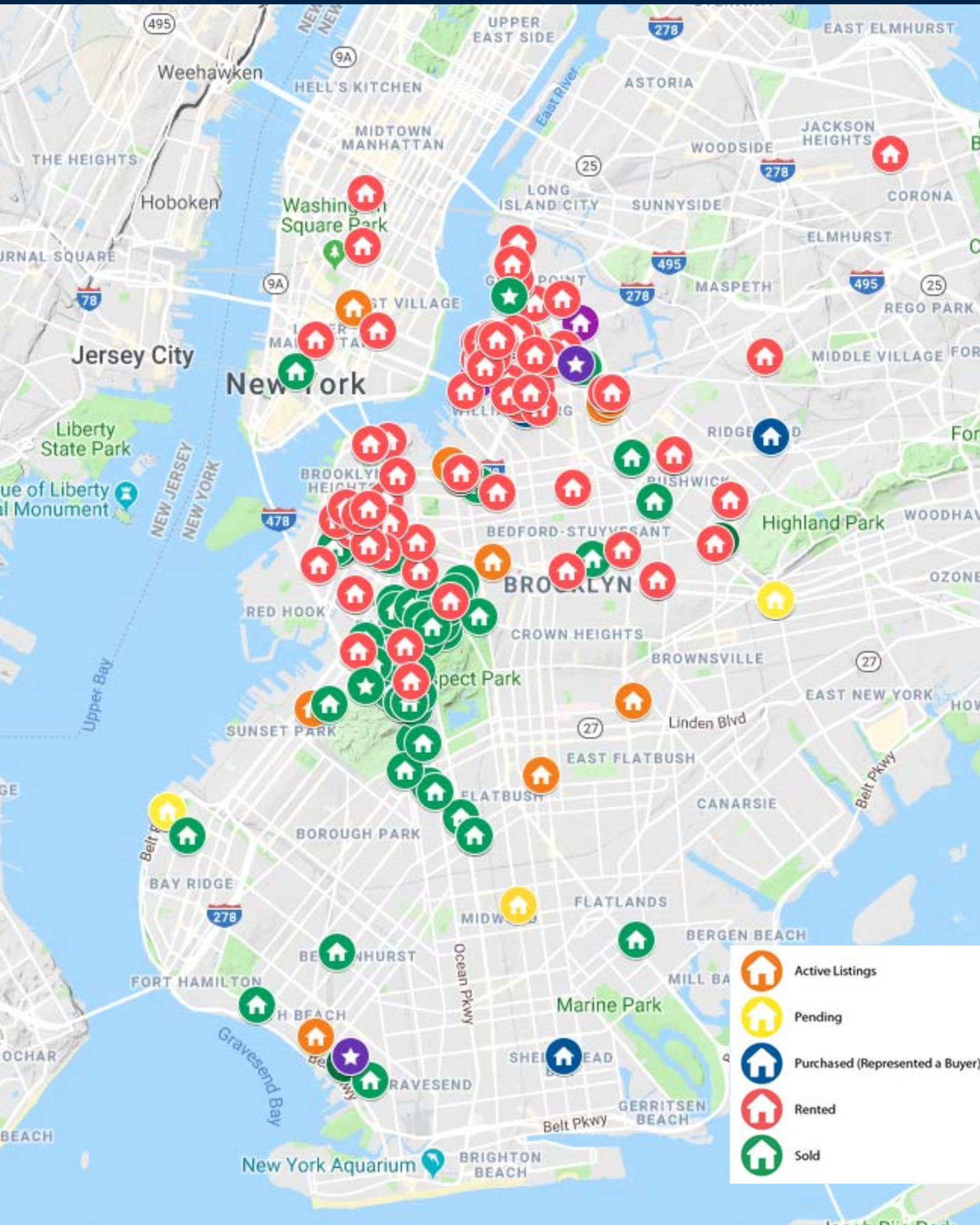
"First and foremost, David is a good guy to deal with. More often than not, it's hard to find a realtor who's easy going. David is professional, diligent and a good listener. He also doesn't BS. He tells it like it is when he's creating a strategy for you, yet a smooth-talker with the landlords. The 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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Attorneys	Fireplaces	Landscape Design	School Consultants
Bankers	Floor & Carpet Professionals	Landscapers & Gardeners	Spiritual Experts
Cabinets	Furniture	Lawn & Sprinklers Experts	Stair Building & Repair Specialists
Carpenters	Garage & Driveway	Lighting Experts	Stone & Tile Professionals
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Cleaners	Glass & Shower Doors	Mortgage Professionals	Surveyors
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Decks & Patios Specialists	Home Security Professionals	Plumbing Contractors	Window Professionals
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