

RESIDENTIAL

Warren
Lewis

Sotheby's

INTERNATIONAL REALTY

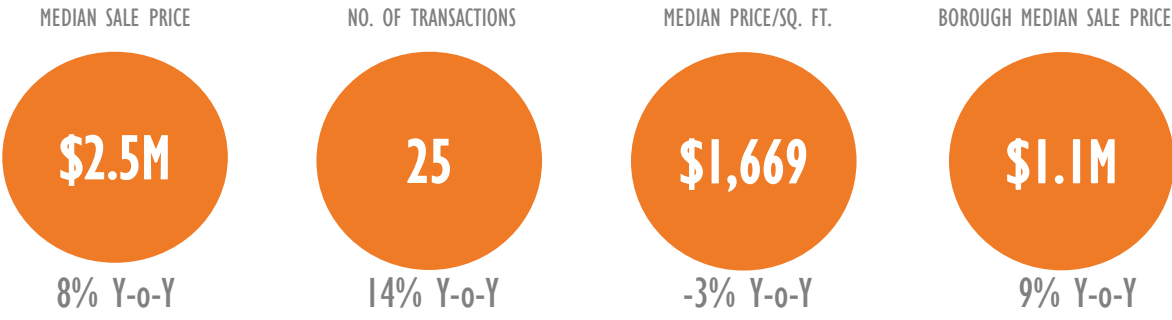
NoMad Report

A monthly analysis of residential sales
in NoMad, Manhattan

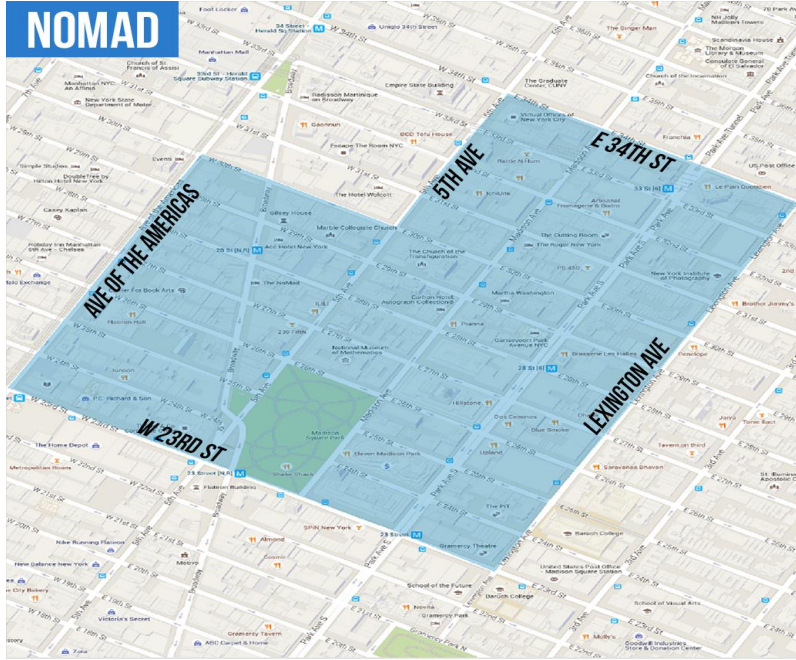
DECEMBER 2015

Residential Market Report, December 2015
NoMad, Manhattan

SUMMARY

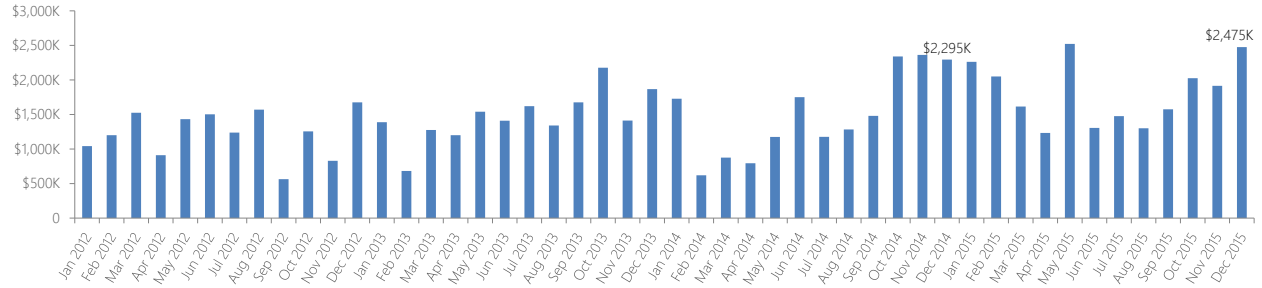


NEIGHBORHOOD BOUNDARIES

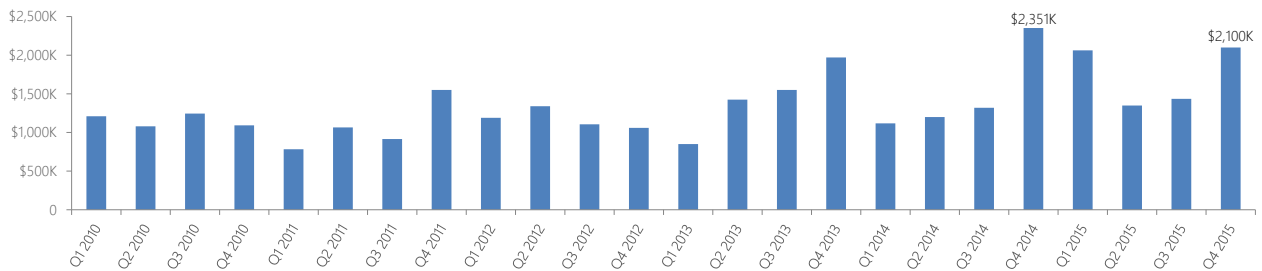


RESIDENTIAL STATS

Median Sale Price by Month

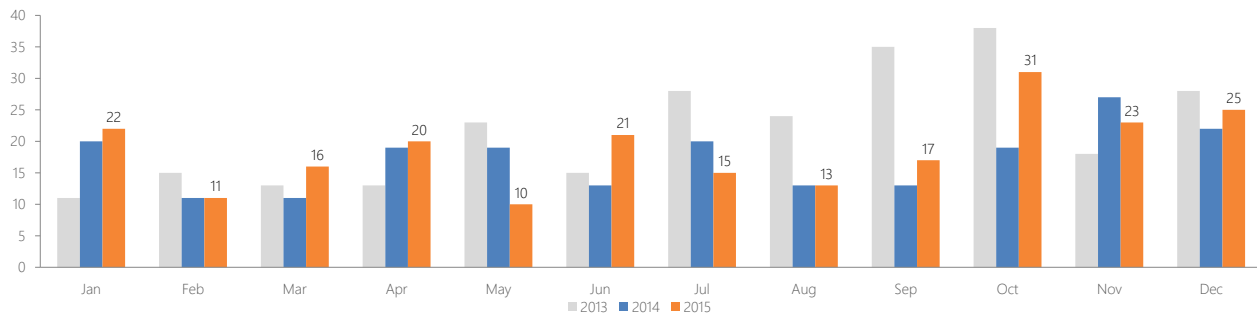


Median Sale Price by Quarter

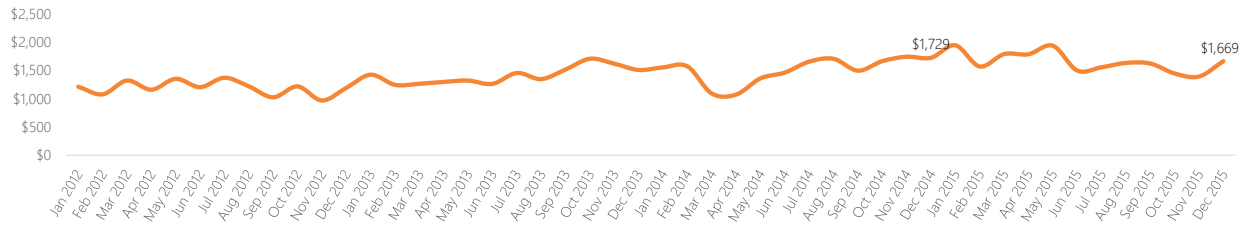


Number of Transactions

Month	2010	2011	2012	2013	2014	2015
Jan	13	6	12	11	20	22
Feb	7	12	11	15	11	11
Mar	15	18	9	13	11	16
Apr	23	20	18	13	19	20
May	11	9	16	23	19	10
Jun	29	17	18	15	13	21
Jul	17	13	17	28	20	15
Aug	5	13	19	24	13	13
Sep	12	10	14	35	13	17
Oct	12	10	15	38	19	31
Nov	8	12	12	18	27	23
Dec	10	14	19	28	22	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	\$3,281,481	5%	\$1,789	1%	18
Co-ops	\$1,275,000	42%	\$1,303	6%	7
Houses	n/a	n/a	n/a	n/a	n/a

▶ Number of Sales by Building Type

Co-ops
28.0%



Condos
72.0%

LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
1107 Broadway #7F	1-00826-1046	15-Dec-15	\$12,880,863	Condo	n/a
1107 Broadway #9D	1-00826-1059	17-Dec-15	\$9,316,988	Condo	n/a
398 Park Avenue South #36B	1-00857-1269	08-Dec-15	\$5,900,000	Condo	n/a
398 Park Avenue South #36C	1-00857-1270	18-Dec-15	\$5,145,240	Condo	n/a
398 Park Avenue South #30C	1-00857-1246	01-Dec-15	\$4,582,125	Condo	n/a
398 Park Avenue South #37B	1-00857-1273	17-Dec-15	\$4,326,100	Condo	n/a
398 Park Avenue South #38B	1-00857-1277	15-Dec-15	\$4,276,650	Condo	n/a
1107 Broadway #6D	1-00826-1036	17-Dec-15	\$3,614,788	Condo	n/a
1107 Broadway #5D	1-00826-1028	17-Dec-15	\$3,512,963	Condo	n/a
1200-1202 Broadway #4E	1-00831-0020	14-Dec-15	\$3,265,000	Coop	n/a
225 5 Avenue #PHF	1-00856-1278	10-Dec-15	\$3,050,000	Condo	1,183
225 5 Avenue #11G	1-00856-1262	08-Dec-15	\$2,775,000	Condo	1,157
22-24 W 26 St #9H	1-00827-0060	17-Dec-15	\$2,475,000	Coop	n/a
1200-1202 Broadway #2D	1-00831-0020	22-Dec-15	\$2,450,000	Coop	n/a
398 Park Avenue South #25E	1-00857-1220	03-Dec-15	\$2,250,322	Condo	n/a
398 Park Avenue South #36A	1-00857-1268	11-Dec-15	\$2,067,037	Condo	n/a
398 Park Avenue South #31A	1-00857-1248	16-Dec-15	\$1,893,935	Condo	n/a
398 Park Avenue South #25D	1-00857-1219	16-Dec-15	\$1,700,000	Condo	n/a
11 East 29 Street #23B	1-00859-1050	23-Dec-15	\$1,372,500	Condo	767
407 Park Ave S #17A	1-00884-0001	28-Dec-15	\$1,275,000	Coop	n/a
325 5 Avenue #18F	1-00862-1383	23-Dec-15	\$1,065,000	Condo	688
127 East 30 Street #5D	1-00886-1222	14-Dec-15	\$915,000	Condo	798
407 Park Ave S #2A	1-00884-0001	03-Dec-15	\$620,000	Coop	n/a
139 E 33 St #PH0	1-00889-0015	14-Dec-15	\$413,000	Coop	n/a
119 E 30 St #1F	1-00886-0014	17-Dec-15	\$335,634	Coop	n/a