

The RATNER Team Market Reports

NOMAD

A monthly analysis of residential sales
in NoMad, Manhattan

June 2016



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Warren Lewis Sotheby's International Realty

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Residential Market Report, June 2016

NoMad, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$2.3M

76% YoY

NO. OF TRANSACTIONS

48

129% YoY

MEDIAN PRICE/SQ.FT.

\$2,033

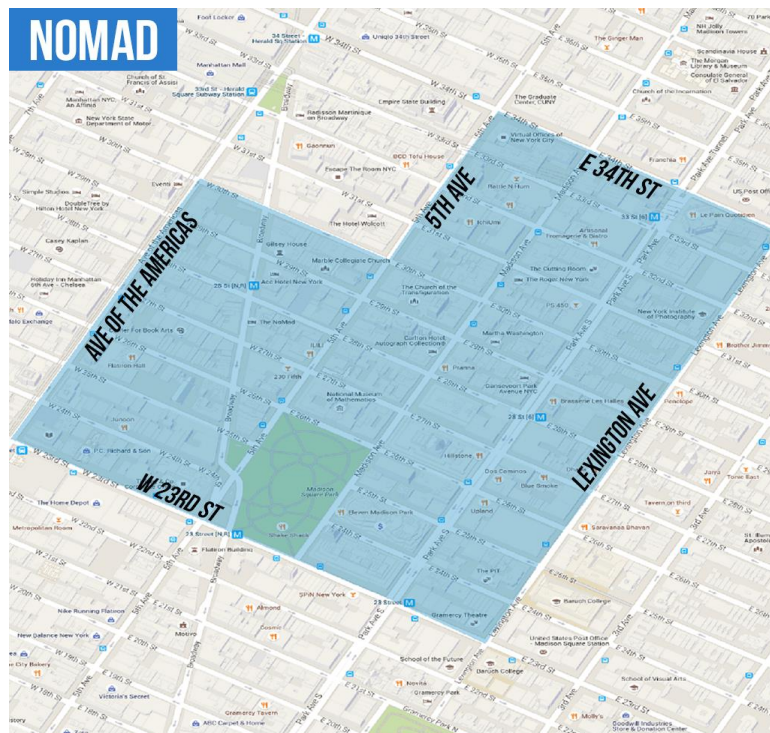
35% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.05M

5% YoY

NEIGHBORHOOD BOUNDARIES



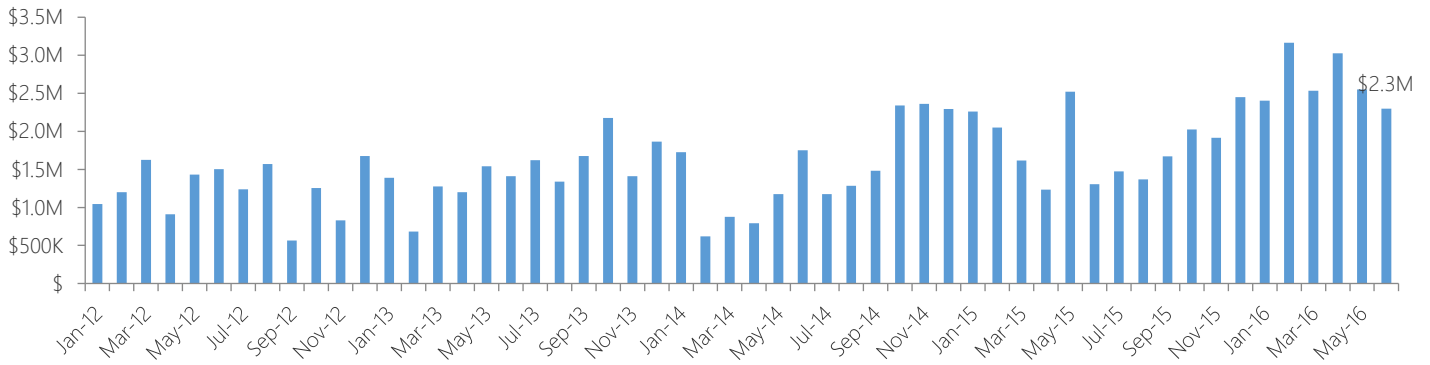
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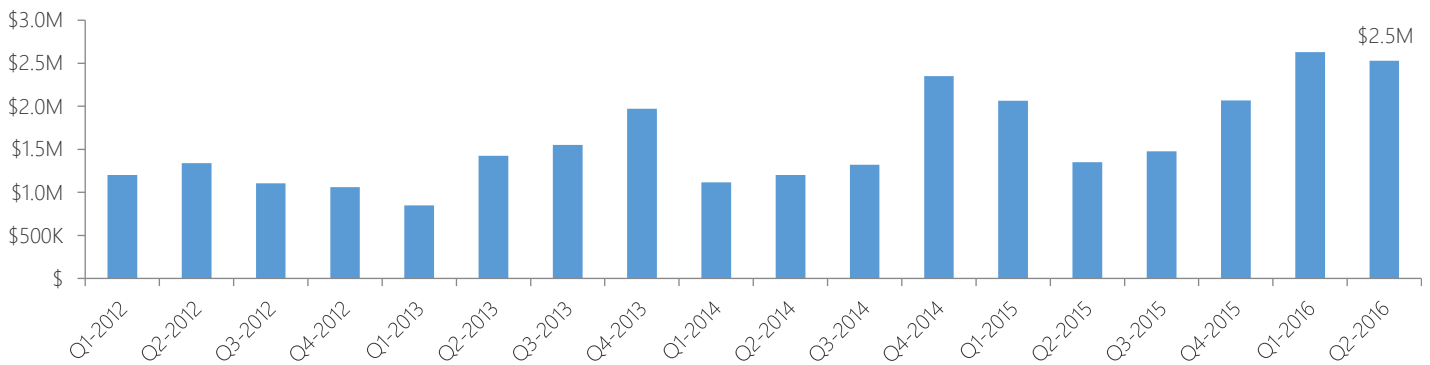
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RESIDENTIAL STATS

Median Sale Price by Month

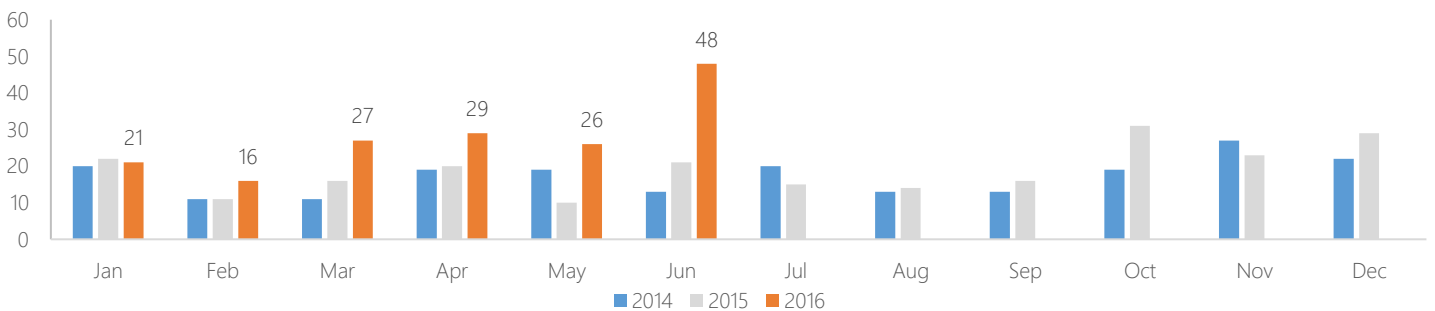


Median Sale Price by Quarter



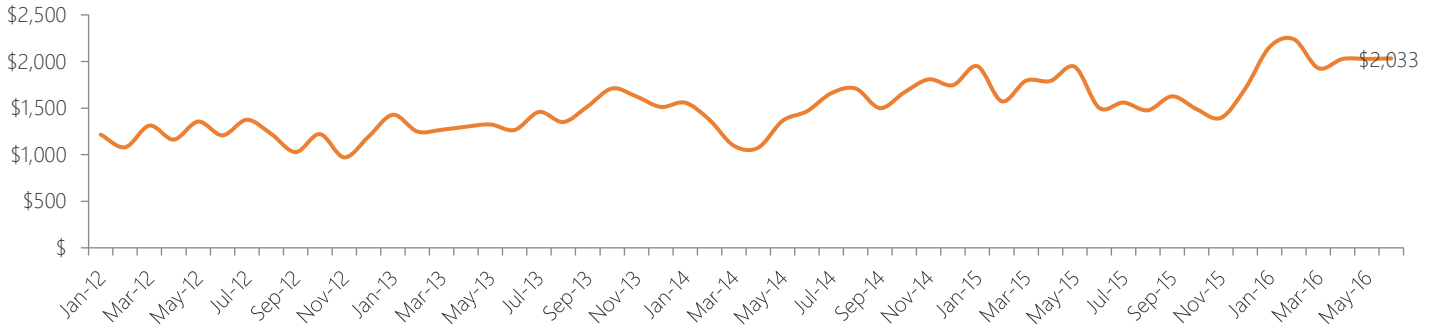
Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2011	6	12	18	20	9	17	13	13	10	10	12	14
2012	12	11	10	18	16	18	17	19	14	15	12	19
2013	11	15	13	13	23	15	28	24	35	38	18	28
2014	20	11	11	19	19	13	20	13	13	19	27	22
2015	22	11	16	20	10	21	15	14	16	31	23	29
2016	21	16	27	29	26	48						



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Median Sale Price per Square Foot

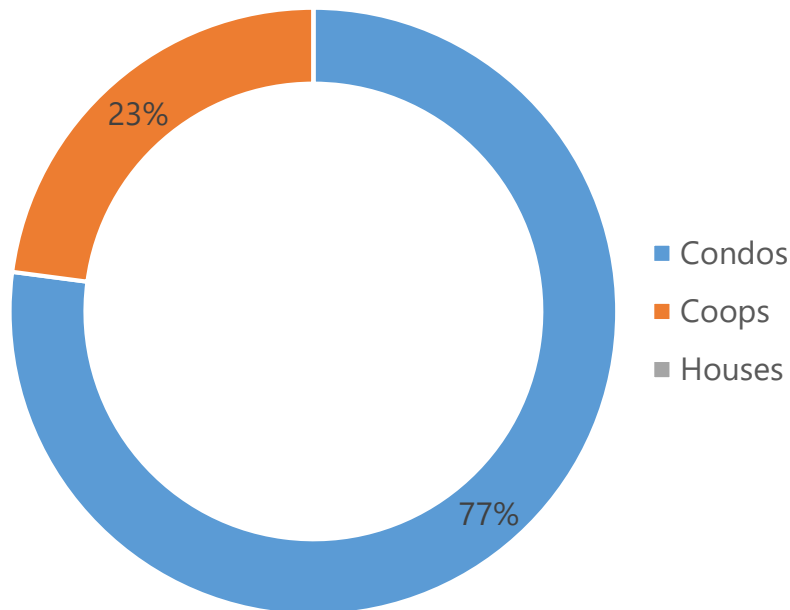


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,768,033	97%	\$2,125	16%	37
Coops	\$1,122,975	83%	\$1,164	44%	11
Houses	-	-	-	-	0

Number of Sales by Building Type



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LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
1107 Broadway #11D	1-00826-1073	6-Jun-16	\$11,964,438	Condo	3,309
1107 Broadway #15E	1-00826-1095	23-Jun-16	\$9,316,988	Condo	2,347
1107 Broadway #12E	1-00826-1081	3-Jun-16	\$8,655,125	Condo	2,347
1107 Broadway #14E	1-00826-1088	24-Jun-16	\$8,602,588	Condo	2,347
225 5 Avenue #7L	1-00856-1198	13-Jun-16	\$6,200,000	Condo	1,981
1107 Broadway #6G	1-00826-1039	8-Jun-16	\$5,950,000	Condo	2,354
398 Park Avenue South #26C	1-00857-1225	30-Jun-16	\$5,700,000	Condo	2,814
1107 Broadway #11A	1-00826-1070	3-Jun-16	\$5,396,725	Condo	2,205
1107 Broadway #14A	1-00826-1084	27-Jun-16	\$4,919,444	Condo	2,205
1107 Broadway #15C	1-00826-1093	22-Jun-16	\$4,327,563	Condo	1,779
1107 Broadway #6D	1-00826-1036	17-Jun-16	\$4,100,000	Condo	1,690
11 East 29 Street #52A	1-00859-1135	16-Jun-16	\$3,650,000	Condo	1,612
90 Lexington Ave #9D	1-00882-1141	16-Jun-16	\$3,425,578	Condo	
88 Lexington Ave #702	1-00882-1231	14-Jun-16	\$3,401,091	Condo	
90 Lexington Ave #8D	1-00882-1136	9-Jun-16	\$3,374,664	Condo	
88 Lexington Ave #401	1-00882-1212	14-Jun-16	\$2,860,122	Condo	
90 Lexington Ave #3C	1-00882-1109	14-Jun-16	\$2,768,033	Condo	
323 Park Avenue South #3B	1-00880-1205	22-Jun-16	\$2,750,000	Condo	1,316
33 East 28 Street #6W	1-00858-1011	15-Jun-16	\$2,675,000	Condo	1,805
46-50 W 29 St #4W	1-00830-0074	6-Jun-16	\$2,642,500	Coop	2,200
46-50 W 29 St #10E	1-00830-0074	15-Jun-16	\$2,510,000	Coop	
22-24 W 26 St #3C	1-00827-0060	1-Jun-16	\$2,300,000	Coop	1,800
400 Park Avenue South #23A	1-00857-1202	28-Jun-16	\$2,280,000	Condo	1,251
1107 Broadway #16B	1-00826-1099	2-Jun-16	\$2,138,325	Condo	1,026
1107 Broadway #11G	1-00826-1076	29-Jun-16	\$2,138,325	Condo	1,048
88 Lexington Ave #801	1-00882-1235	15-Jun-16	\$2,000,681	Condo	
41-43 E 28 St #7A	1-00858-0032	16-Jun-16	\$2,000,000	Coop	1,200
88 Lexington Ave #803	1-00882-1237	16-Jun-16	\$1,923,293	Condo	
398 Park Avenue South #24E	1-00857-1213	23-Jun-16	\$1,843,033	Condo	796
1107 Broadway #15B	1-00826-1092	10-Jun-16	\$1,832,850	Condo	1,026
43 East 25 Street #25C	1-00855-1079	8-Jun-16	\$1,800,000	Condo	996
398 Park Avenue South #31D	1-00857-1251	27-Jun-16	\$1,625,000	Condo	839
1107 Broadway #11B	1-00826-1071	8-Jun-16	\$1,578,288	Condo	1,026
1107 Broadway #7H	1-00826-1047	28-Jun-16	\$1,400,094	Condo	893
404 Park Avenue South #5B	1-00858-1115	7-Jun-16	\$1,300,000	Condo	602
50 Lexington Ave #14D	1-00880-0019	22-Jun-16	\$1,195,950	Coop	
121 East 23 Street #20C	1-00879-1092	6-Jun-16	\$1,177,500	Condo	724
50 Lexington Ave #4E	1-00880-0019	9-Jun-16	\$1,050,000	Coop	950
45 East 29 Street #7E	1-00859-1230	21-Jun-16	\$935,000	Condo	536
41-43 E 28 St #5C	1-00858-0032	13-Jun-16	\$935,000	Coop	830
407 Park Ave S #7E	1-00884-0001	3-Jun-16	\$726,000	Coop	750
66 Madison Ave #9L	1-00857-0018	9-Jun-16	\$600,000	Coop	
407 Park Ave S #23C	1-00884-0001	10-Jun-16	\$445,000	Coop	

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