

FINANCIAL DISTRICT

A monthly analysis of residential sales
in Financial District, Manhattan

May 2018



The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

Residential Market Report, May 2018

Financial District, Manhattan

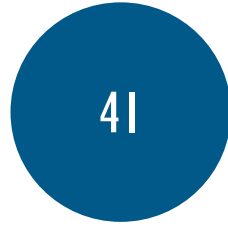
SUMMARY

MEDIAN SALE PRICE



-50% YoY

NO. OF TRANSACTIONS



-24% YoY

MEDIAN PRICE/SQ.FT.



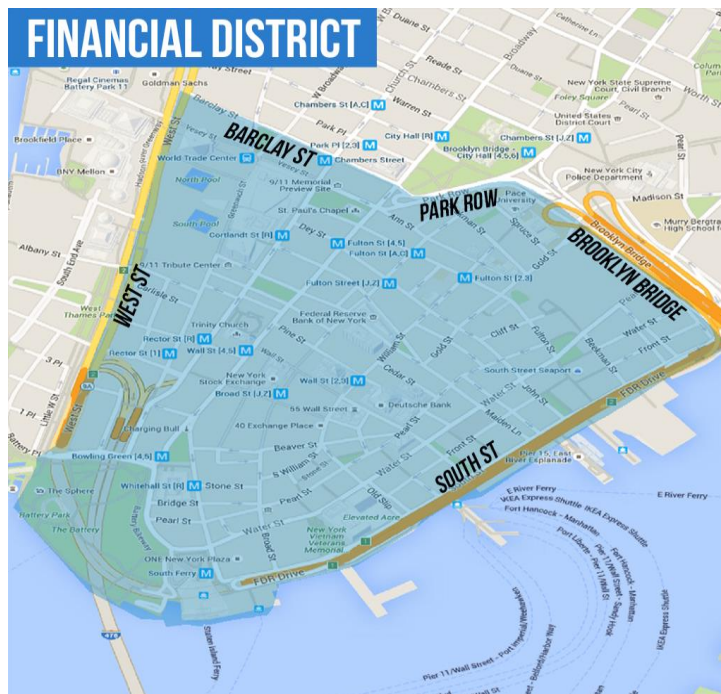
-13% YoY

MANHATTAN MEDIAN SALE PRICE



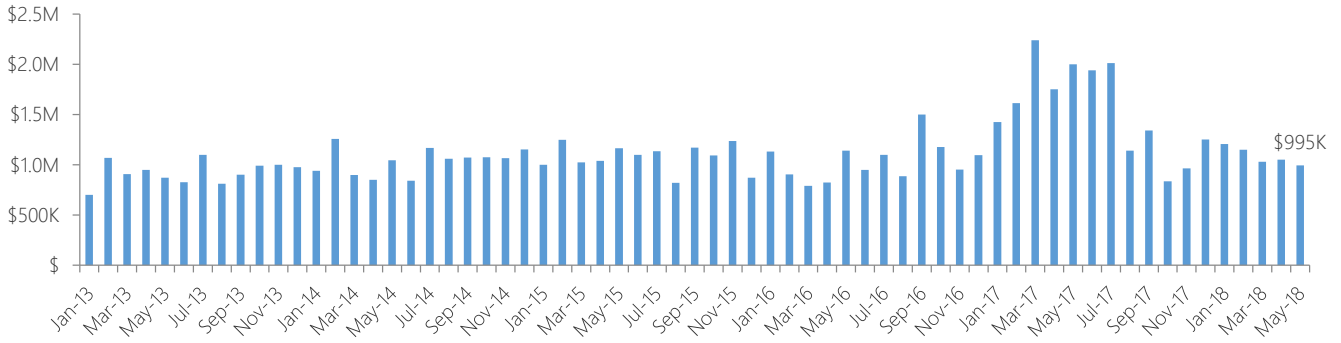
-5% YoY

NEIGHBORHOOD BOUNDARIES

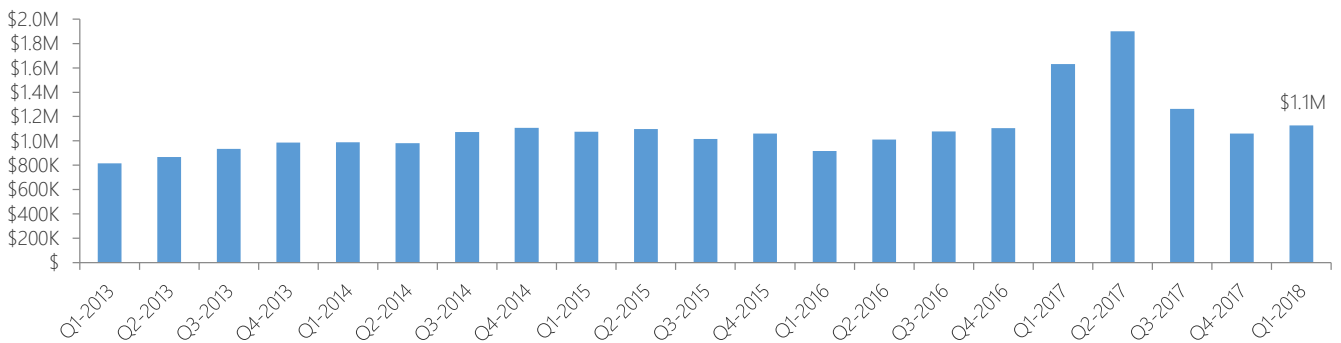


RESIDENTIAL STATS

Median Sale Price by Month

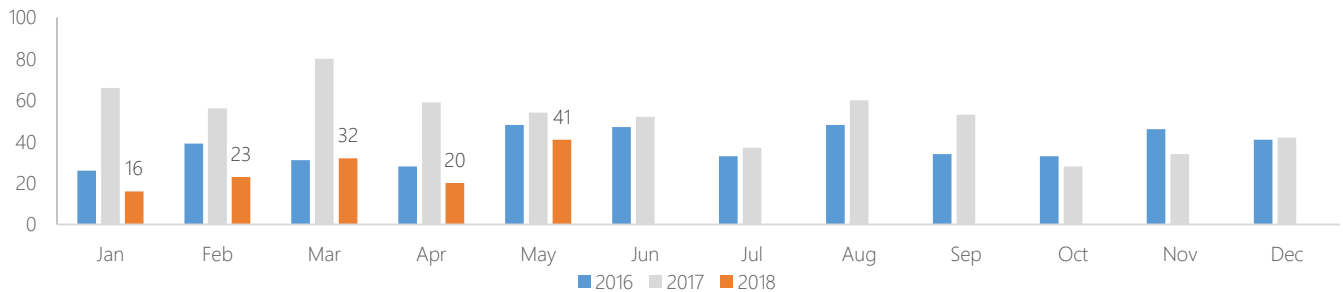


Median Sale Price by Quarter

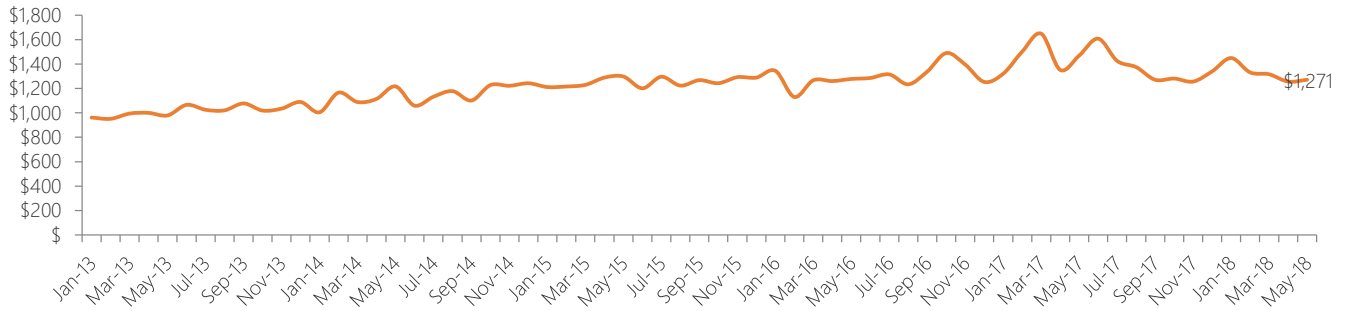


Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
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	60	53	28	34	42
2018	16	23	32	20	41							



Median Sale Price per Square Foot

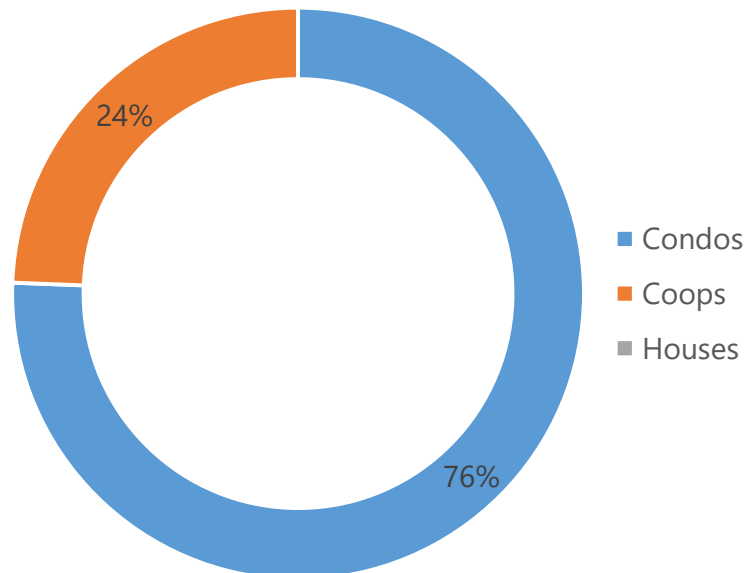


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,057,500	-53%	\$1,271	-22%	31
Coops	\$885,000	21%	\$1,249	41%	10
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
115 Nassau St #PH50	1-00090-1268	9-May-18	\$11,600,000	Condo	
114 Liberty St #9	1-00052-1110	31-May-18	\$7,650,000	Condo	5,359
99 John St #PH06	1-00076-1541	8-May-18	\$4,500,000	Condo	1,490
140 West St #12K	1-00084-1044	1-May-18	\$3,800,000	Condo	2,248
33 Rector St #11	1-00017-1112	31-May-18	\$2,825,000	Condo	2,170
15 Broad St #3008	1-00026-1285	16-May-18	\$2,400,000	Condo	1,857
15 Broad St #1916	1-00026-1139	17-May-18	\$2,050,000	Condo	1,727
138-142 Nassau St #10B	1-00100-0026	3-May-18	\$1,910,000	Coop	1,600
117 Beekman St #3E	1-00095-1010	30-May-18	\$1,585,000	Condo	1,330
90 William St #16C	1-00068-1245	9-May-18	\$1,280,000	Condo	1,072
15 William St #38F	1-00025-1657	25-May-18	\$1,272,813	Condo	812
15 William St #10C	1-00025-1438	15-May-18	\$1,156,028	Condo	832
18-20 Pine St #901	1-00044-1090	15-May-18	\$1,100,000	Condo	1,005
130 Beekman St #3B	1-00097-1111	31-May-18	\$1,100,000	Condo	897
15 William St #35B	1-00025-1629	29-May-18	\$1,060,000	Condo	791
40 Broad St #12A	1-00024-1015	31-May-18	\$1,055,000	Condo	908
80 Gold St #24L	1-00094-0001	10-May-18	\$1,025,000	Coop	
80 Gold St #6H	1-00094-0001	29-May-18	\$1,020,000	Coop	
20 West St #5J	1-00015-1119	17-May-18	\$995,000	Condo	1,119
88 Greenwich St #2605	1-00018-1404	7-May-18	\$965,000	Condo	681
88 Greenwich St #3004	1-00018-1422	24-May-18	\$965,000	Condo	759
80 Gold St #5K	1-00094-0001	30-May-18	\$958,515	Coop	
18-20 Pine St #1816	1-00044-1257	16-May-18	\$955,000	Condo	1,005
15 Broad St #1228	1-00026-1049	1-May-18	\$940,000	Condo	929
15 Broad St #2222	1-00026-1186	31-May-18	\$927,000	Condo	691
80 Gold St #1H	1-00094-0001	23-May-18	\$885,000	Coop	
18-20 Pine St #2404	1-00044-1338	10-May-18	\$810,000	Condo	694
20 West St #40C	1-00015-1351	24-May-18	\$725,000	Condo	447
80 Gold St #10F	1-00094-0001	25-May-18	\$725,000	Coop	
80 Gold St #16J	1-00094-0001	29-May-18	\$688,889	Coop	
3 Hanover Sq #4C	1-00028-0001	17-May-18	\$685,000	Coop	525
324 Pearl St #2A	1-00106-1110	15-May-18	\$622,000	Condo	563
20 West St #16C	1-00015-1173	25-May-18	\$570,000	Condo	397
80 Gold St #9G	1-00094-0001	8-May-18	\$525,000	Coop	
82 Beaver St #506	1-00028-1035	29-May-18	\$525,000	Condo	367
82 Beaver St #807	1-00028-1063	8-May-18	\$506,000	Condo	418
80 John St #6D	1-00068-1043	4-May-18	\$400,000	Condo	799



The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

THE RATNER TEAM



David Ratner

Commercial & Residential
Brooklyn Expert

[Read more](#)



Jessie Torres

NYC Condo, Co-op &
New Development Expert

[Read more](#)



Nate Pfaff

Residential Sales &
Rental Specialist

[Read more](#)

Meet the power team for assisting you in selling, buying, renting, and investing in NYC real estate...

Connect with the leading team for selling, buying, and investing in NYC real estate...

The Ratner Team at Warren Lewis Sotheby's International are your personal NYC real estate contacts for getting what you want most out of your next transaction.

- Sales & Rental of Homes, Townhouses & Brownstones
- NYC Condo Sales, Purchases & Rentals
- New Developments & Development Sites
- Commercial Property: Multifamily Buildings, Mixed Use, Office Buildings, Retail & Land
- OFF Market Investment Properties in Brooklyn and Manhattan



The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com

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

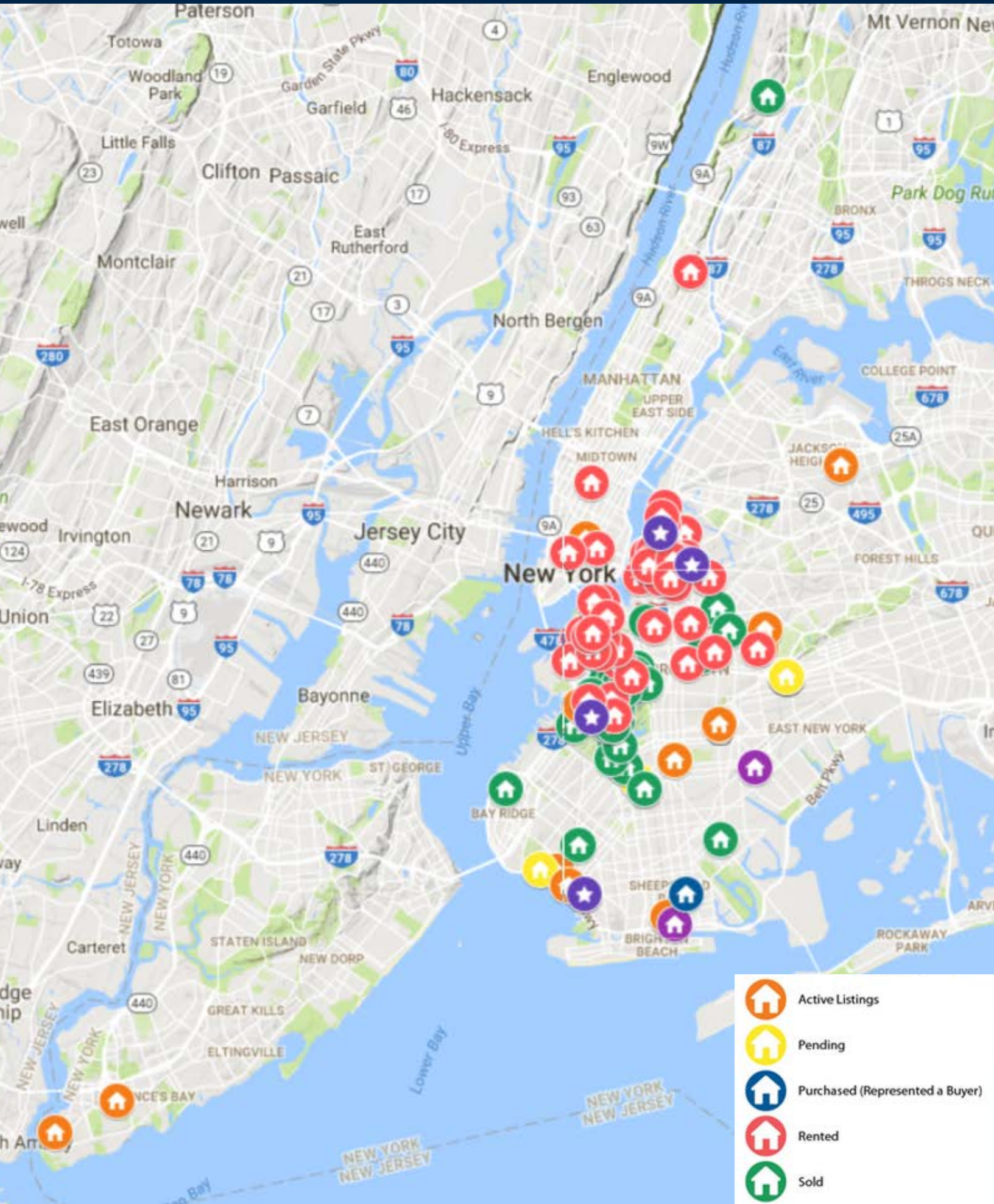
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him 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](#)



The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com



The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com



- | | | | |
|---------------------------------|------------------------------|--------------------------------|-------------------------------------|
| 1031 Qualified Intermediary | Estate Planing | Insurance Agents | Renovation Professionals |
| Appraisers & Inspectors | Expediters | Interior Designers | Restoration Specialists |
| 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 |
| Cabinets | Furniture | Lawn & Sprinklers Experts | Stair Building & Repair Specialists |
| 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 |
| Door Experts | Hvac Professionals | Property Managers | Zoning & Land Use Experts |
| Electricians | | Renewable Energy Specialists | |

www.BrooklynMade.Blog/vendors





THE BROOKLYN MADE SHOW

From The Ratner Team, this is the Brooklyn Made Podcast, a show about Brooklyn real estate, entrepreneurs, businesses and the professionals behind one of the hottest real estate markets in the world.

The Brooklyn Made Show is a one-stop shop for anyone interested in New York Real Estate, Entrepreneurship, and Business. On the show, you'll learn valuable insights from New York's industry leaders.

State up to date with the latest local real estate and business news. Follow market trends, listen to exciting local stories and much more...

Each month our show will feature local entrepreneurs, professionals and real estate experts that we are eager for you to meet.

www.TheBrooklynMadeShow.com



The RATNER Team Market Report

o: 718-747-8215 | c: 347-501-0860 | e: Contact@TheRatnerTeam.com