

# SOHO

A quarterly analysis of residential sales  
in SoHo, Manhattan

4th Quarter 2017



Karen Kostiw  
P: 917.524.4152  
kkostiw@warburgrealty.com  
www.warburgrealty.com



# Residential Market Report, 4th Quarter 2017

## SoHo, Manhattan

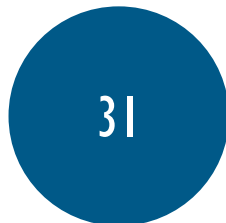
### SUMMARY

MEDIAN SALE PRICE



17% YoY

NO. OF TRANSACTIONS



11% YoY

MEDIAN PRICE/SQ.FT.



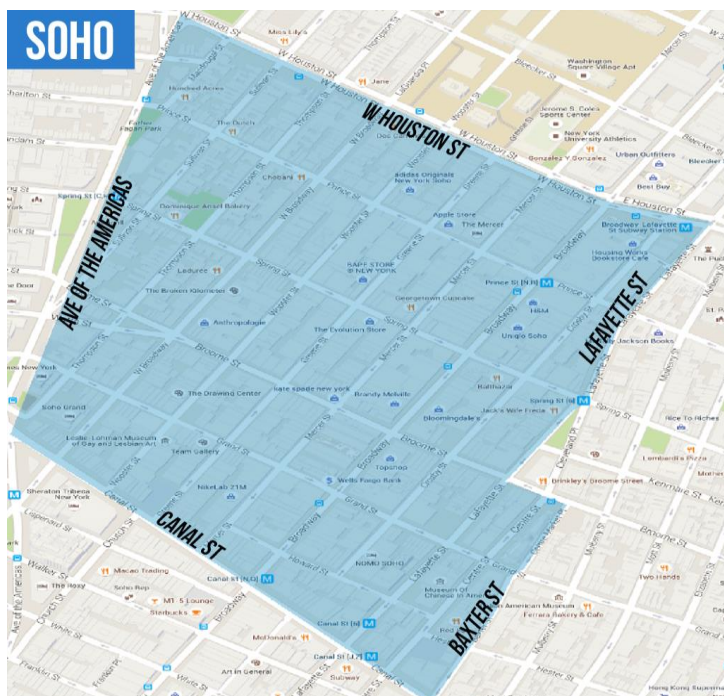
-9% YoY

MANHATTAN  
MEDIAN SALE PRICE



11% YoY

### NEIGHBORHOOD BOUNDARIES



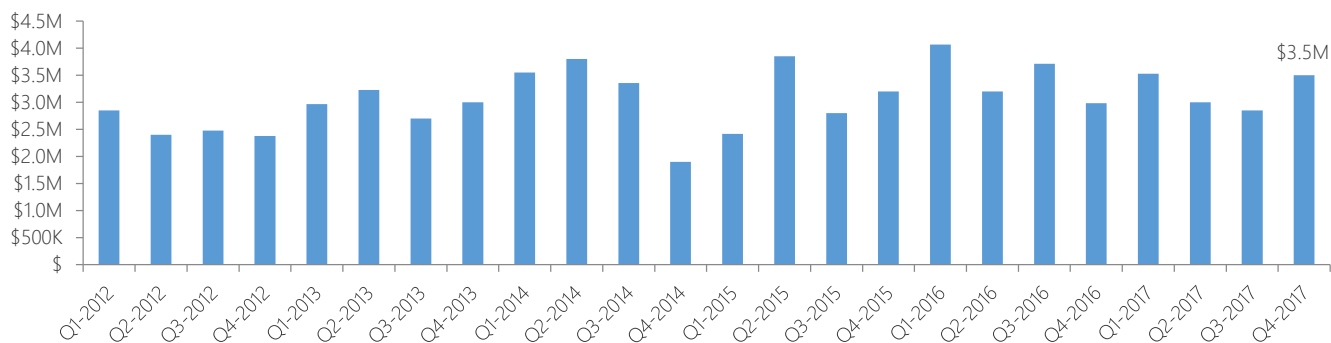
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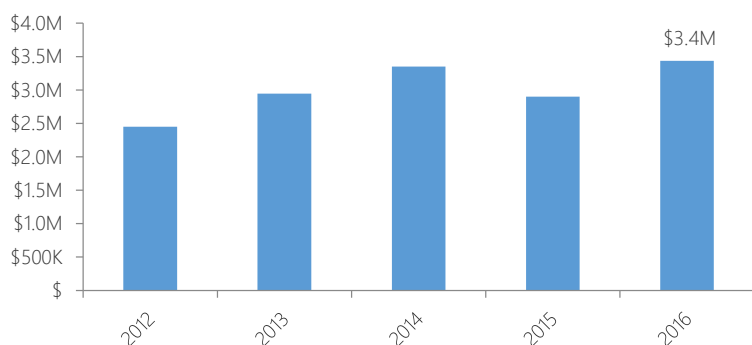


## RESIDENTIAL STATS

### Median Sale Price by Quarter

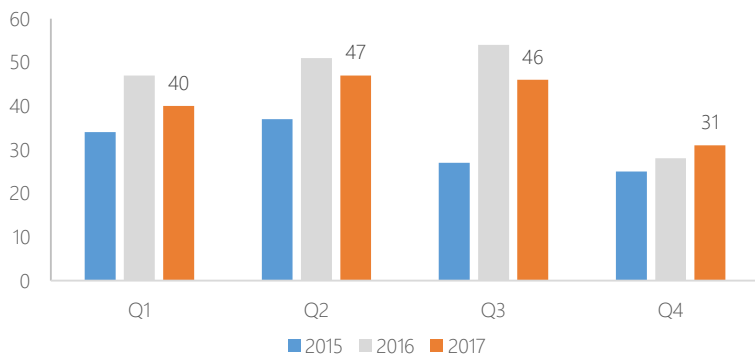


### Median Sale Price by Year



### Number of Transactions

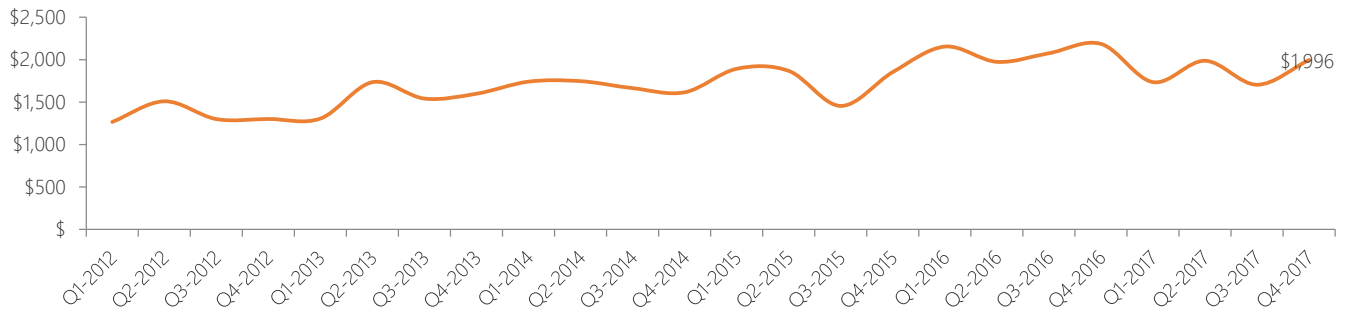
Quarter	2012	2013	2014	2015	2016	2017
Q1	31	28	29	34	47	40
Q2	39	39	34	37	51	47
Q3	34	40	40	27	54	46
Q4	46	35	34	25	28	31



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## Median Sale Price per Square Foot

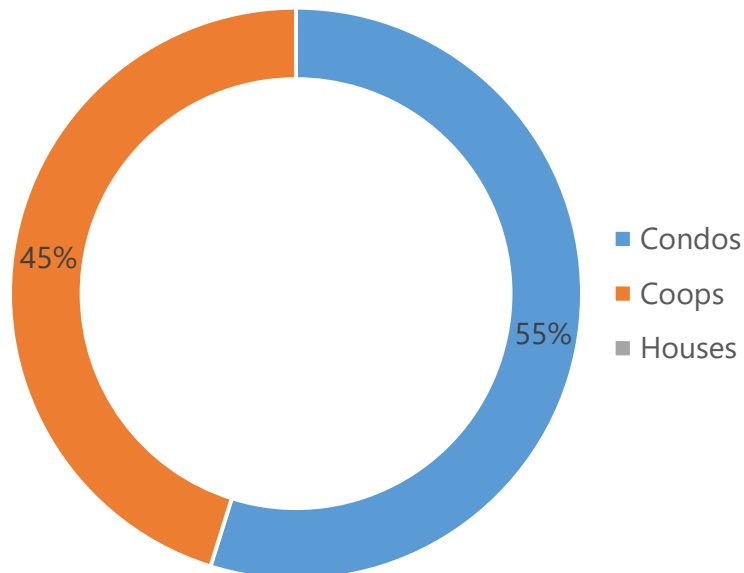


## RESIDENTIAL SALES BREAKDOWN

### Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$5,362,500	57%	\$2,133	-9%	17
Coops	\$2,462,500	15%	\$1,393	-24%	14
Houses	-	-	-	-	0

### Number of Sales by Building Type



## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
42-50 Wooster St #7NO	1-00475-1335	29-Dec-17	\$15,700,000	Condo	3,209
42 Crosby St #5S	1-00483-1109	13-Oct-17	\$10,545,356	Condo	
42 Crosby St #4S	1-00483-1107	6-Dec-17	\$10,200,000	Condo	
42 Crosby St #3S	1-00483-1105	12-Dec-17	\$9,950,000	Condo	
75-87 Grand St #2	1-00229-0022	29-Nov-17	\$9,750,000	Coop	4,500
42 Crosby St #2N	1-00483-1104	17-Oct-17	\$8,909,688	Condo	
10 Sullivan St #15A	1-00490-1123	15-Nov-17	\$8,807,863	Condo	
42 Crosby St #6N	1-00483-1111	12-Oct-17	\$8,800,000	Condo	
57 Greene St #PHC	1-00486-1224	5-Dec-17	\$5,850,000	Condo	2,178
52 Wooster St #2	1-00475-1702	11-Dec-17	\$4,875,000	Condo	2,076
112-114 Prince St #4FLR	1-00500-0019	9-Nov-17	\$4,600,000	Coop	
471 W Broadway #4	1-00515-0011	21-Nov-17	\$4,200,000	Coop	2,000
84-94 Mercer St #5B	1-00484-0001	30-Nov-17	\$4,100,000	Coop	4,772
123 Sullivan St #2	1-00503-1002	19-Oct-17	\$3,700,000	Condo	1,648
136 Baxter St #4A	1-00235-1009	22-Dec-17	\$3,500,000	Condo	2,575
136 Baxter St #4B	1-00235-1009	22-Dec-17	\$3,500,000	Condo	2,575
141-145 Wooster St #7C	1-00515-0031	31-Oct-17	\$3,400,000	Coop	2,000
476 Broadway #6F	1-00473-1006	15-Nov-17	\$3,205,000	Coop	2,300
90 Greene St #4	1-00499-1304	12-Dec-17	\$3,000,000	Condo	2,000
35 Wooster St #5R	1-00475-1109	20-Oct-17	\$3,000,000	Condo	1,503
45-47 Crosby St #7N	1-00482-0003	4-Oct-17	\$2,925,000	Coop	
547 Broadway #5	1-00498-0015	21-Nov-17	\$2,000,000	Coop	
476 Broadway #8F	1-00473-1006	5-Dec-17	\$1,700,000	Coop	2,350
140-144 Thompson St #6F	1-00516-0007	3-Nov-17	\$1,012,500	Coop	1,700
426 W Broadway #6C	1-00502-1032	31-Oct-17	\$999,999	Condo	450
195 Prince St #5F	1-00518-1314	22-Dec-17	\$995,000	Condo	487
149-151 Sullivan St #4A	1-00517-0009	11-Oct-17	\$975,000	Coop	
349 W Broadway #4	1-00475-0007	10-Oct-17	\$669,663	Coop	
46-50 King St #3A	1-00519-0014	8-Nov-17	\$601,000	Coop	
163-165 Prince St #3	1-00516-0001	3-Oct-17	\$459,000	Coop	



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