

THEATRE DISTRICT - TIMES SQUARE

A quarterly analysis of residential sales
in Theatre District - Times Square, Manhattan

4th Quarter 2017



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Residential Market Report, 4th Quarter 2017

Theatre District - Times Square, Manhattan

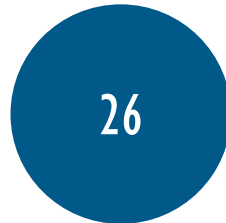
SUMMARY

MEDIAN SALE PRICE



-7% YoY

NO. OF TRANSACTIONS



18% YoY

MEDIAN PRICE/SQ.FT.



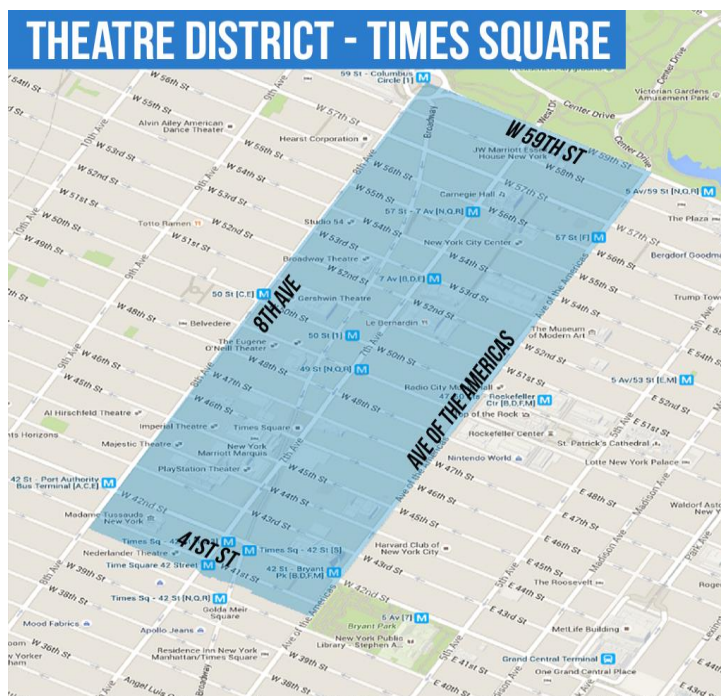
-3% YoY

MANHATTAN
MEDIAN SALE PRICE



11% YoY

NEIGHBORHOOD BOUNDARIES

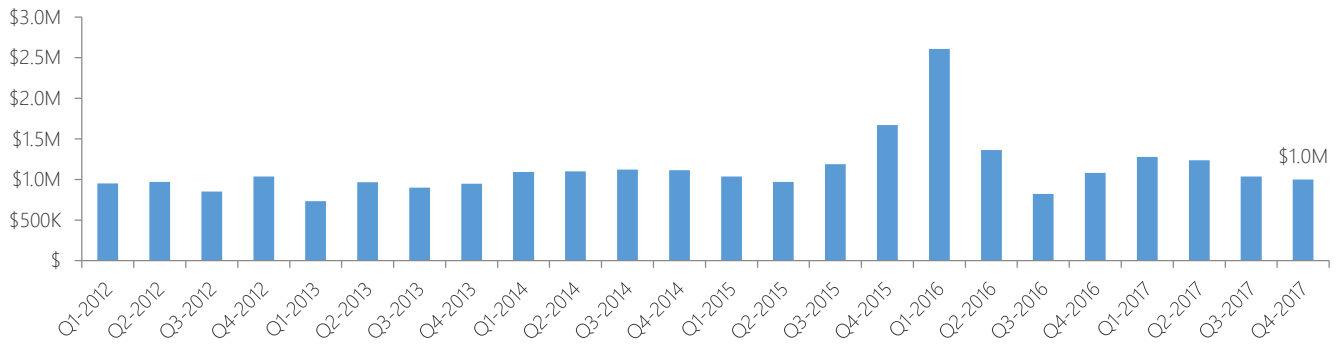


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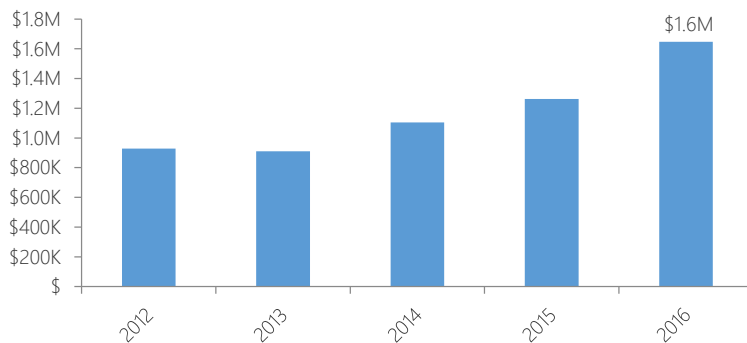


RESIDENTIAL STATS

Median Sale Price by Quarter

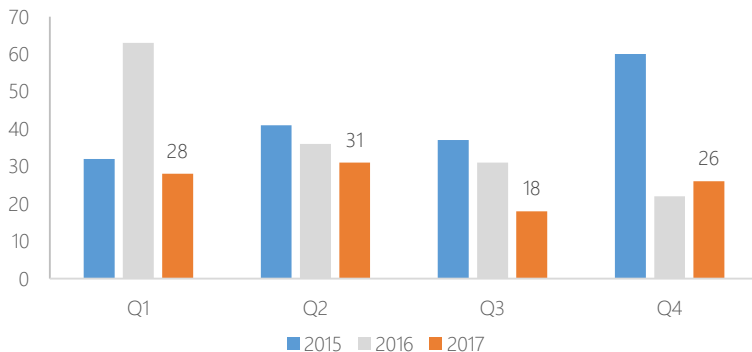


Median Sale Price by Year



Number of Transactions

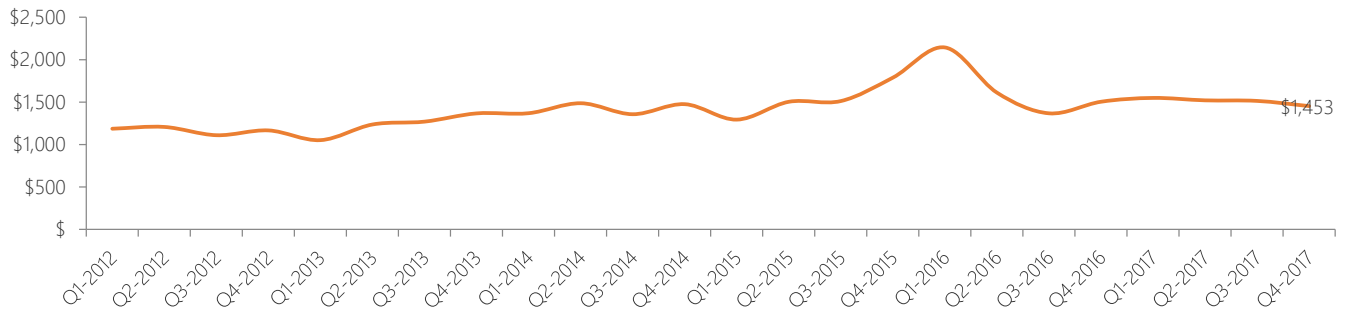
Quarter	2012	2013	2014	2015	2016	2017
Q1	22	22	23	32	63	28
Q2	23	48	31	41	36	31
Q3	39	38	32	37	31	18
Q4	41	32	28	60	22	26



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Median Sale Price per Square Foot

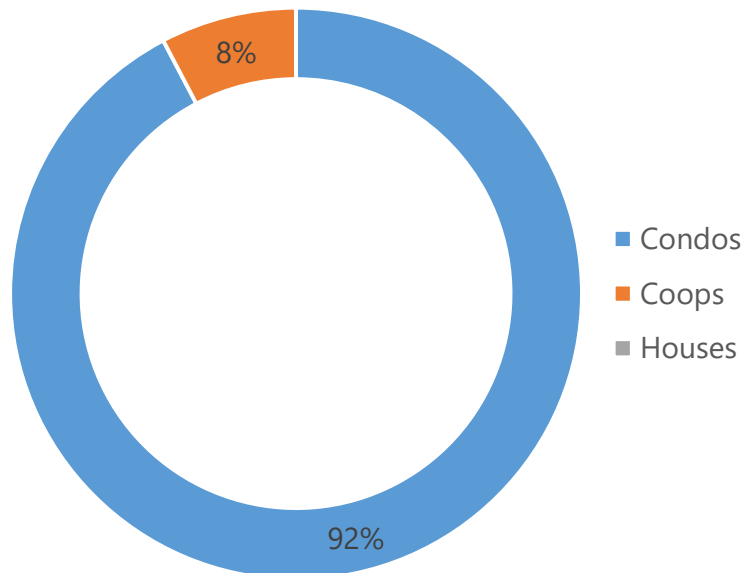


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,100,000	-17%	\$1,481	-7%	24
Coops	\$775,000	29%	\$660	-6%	2
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
135 W 52 St #24B	1-01005-1073	2-Nov-17	\$3,050,000	Condo	1,432
230 W 56 St #48E	1-01027-1507	20-Dec-17	\$2,880,000	Condo	1,172
146 W 57 St #57D	1-01009-1173	5-Dec-17	\$2,397,000	Condo	1,490
146 W 57 St #56A	1-01009-1040	13-Oct-17	\$2,050,000	Condo	1,463
159 W 53 St #20E	1-01006-1070	27-Dec-17	\$1,810,000	Condo	1,213
135 W 52 St #9C	1-01005-1009	15-Nov-17	\$1,766,000	Condo	904
135 W 52 St #14C	1-01005-1033	21-Nov-17	\$1,699,990	Condo	904
146 W 57 St #46B	1-01009-1074	29-Nov-17	\$1,690,000	Condo	1,048
247 W 46 St #3402	1-01018-1284	24-Oct-17	\$1,650,000	Condo	999
247 W 46 St #1902	1-01018-1201	14-Dec-17	\$1,480,000	Condo	999
247 W 46 St #2605	1-01018-1246	4-Dec-17	\$1,250,000	Condo	748
150 W 51 St #1627	1-01003-1293	10-Nov-17	\$1,100,000	Condo	855
1600 Broadway #19G	1-01020-1201	8-Nov-17	\$1,000,000	Condo	1,144
159 W 53 St #23D	1-01006-1093	22-Dec-17	\$945,000	Condo	798
159 W 53 St #26G	1-01006-1120	29-Dec-17	\$860,000	Condo	604
1381-1399 Avenue Of The Americas #9N	1-01009-0029	24-Oct-17	\$825,000	Coop	1,250
159 W 53 St #19C	1-01006-1060	3-Nov-17	\$795,000	Condo	526
159 W 53 St #22G	1-01006-1088	11-Dec-17	\$790,000	Condo	604
1600 Broadway #10F	1-01020-1144	21-Nov-17	\$786,000	Condo	592
247 W 46 St #303	1-01018-1114	11-Oct-17	\$775,000	Condo	611
150 W 51 St #1222	1-01003-1188	1-Dec-17	\$760,000	Condo	645
150 W 51 St #92	1-01003-1067	1-Dec-17	\$750,000	Condo	442
150 W 51 St #1631	1-01003-1297	13-Dec-17	\$733,752	Condo	533
203-211 W 54 St #5D	1-01026-0026	15-Nov-17	\$725,000	Coop	
159 W 53 St #12G	1-01006-1017	8-Dec-17	\$16,800	Condo	604



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