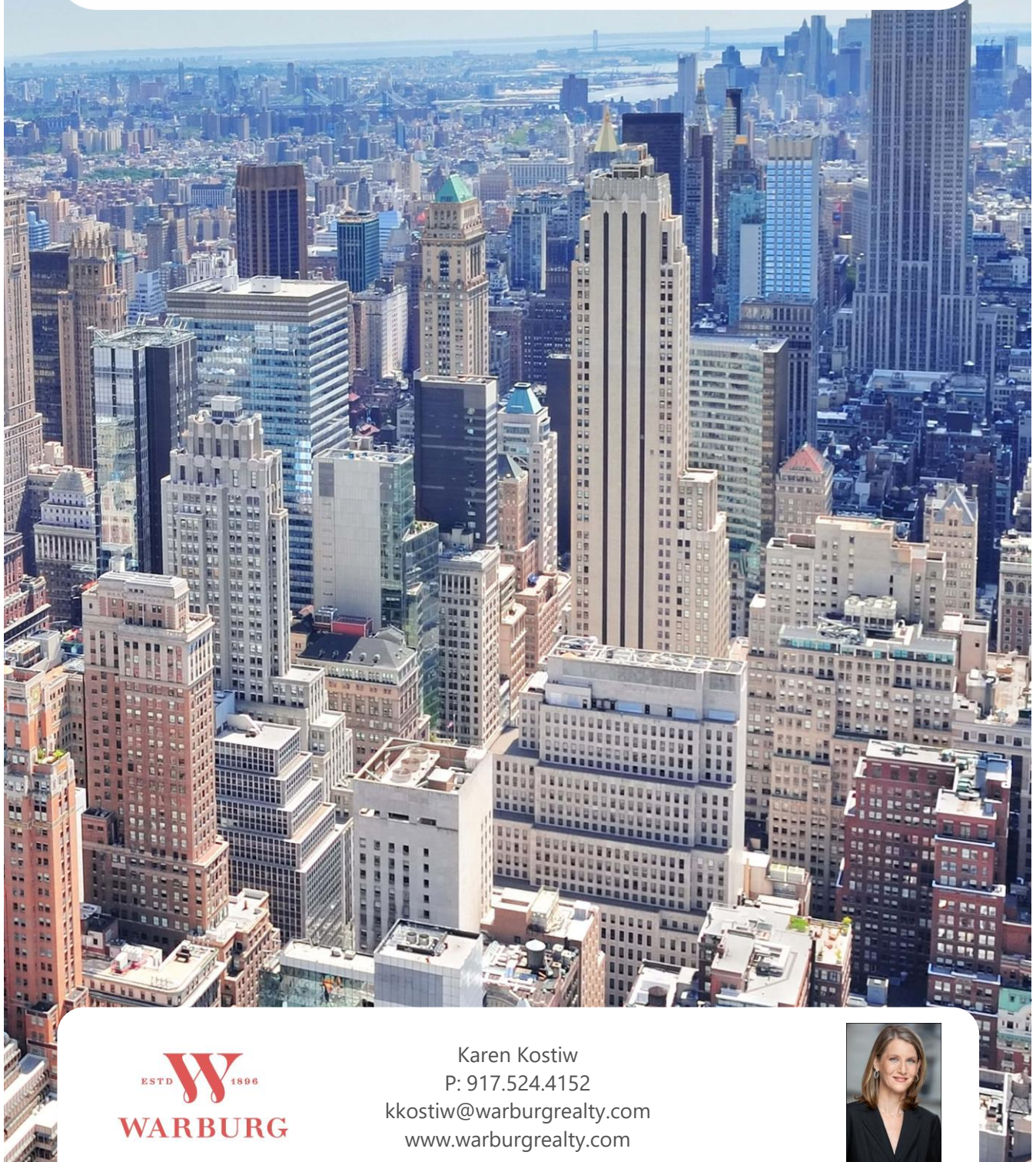


SOHO

A quarterly analysis of residential sales
in SoHo, Manhattan

1st Quarter 2018



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



Residential Market Report, 1st Quarter 2018

SoHo, Manhattan

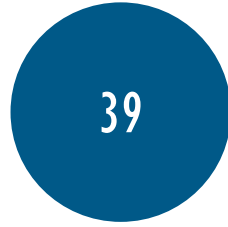
SUMMARY

MEDIAN SALE PRICE



-12% YoY

NO. OF TRANSACTIONS



5% YoY

MEDIAN PRICE/SQ.FT.



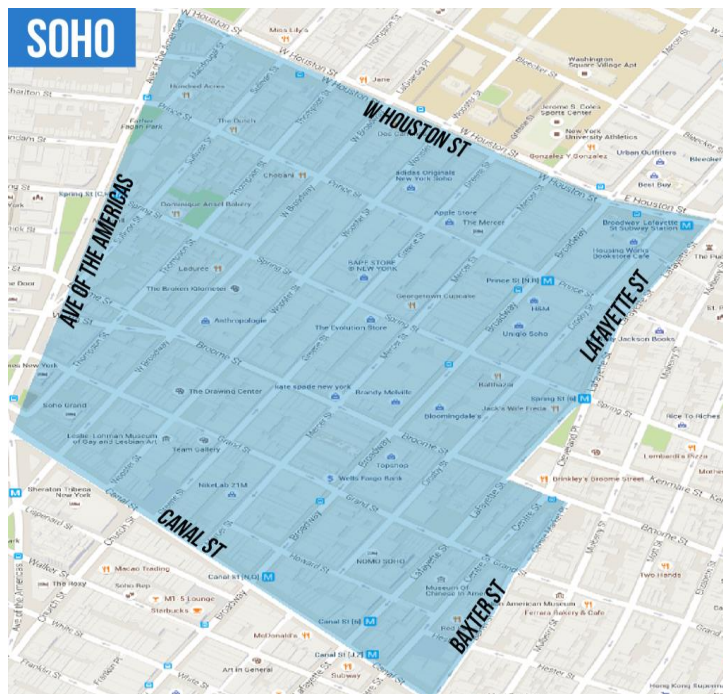
-2% YoY

MANHATTAN
MEDIAN SALE PRICE



3% YoY

NEIGHBORHOOD BOUNDARIES

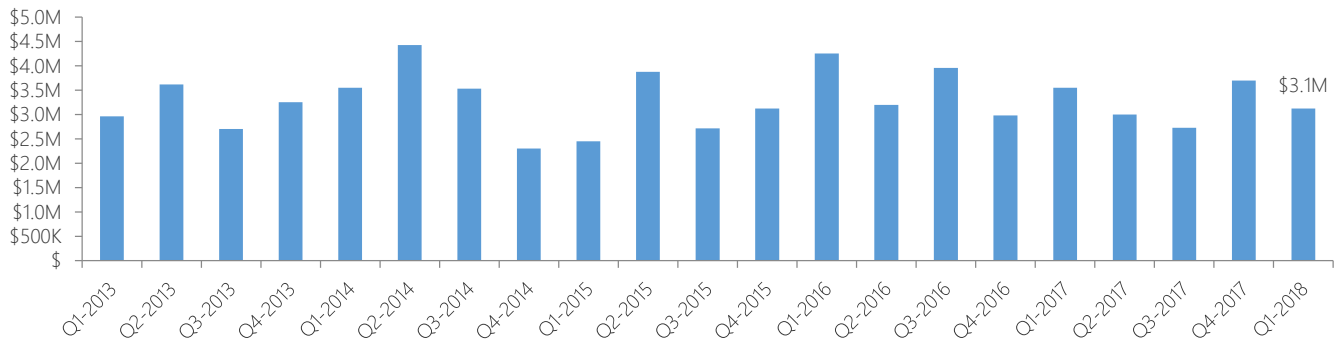


Karen Kostiw
P: 917.524.4152
kkostiw@warburgrealty.com
www.warburgrealty.com

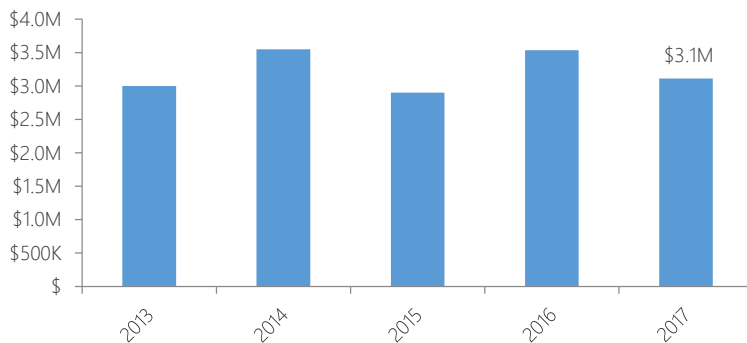


RESIDENTIAL STATS

Median Sale Price by Quarter

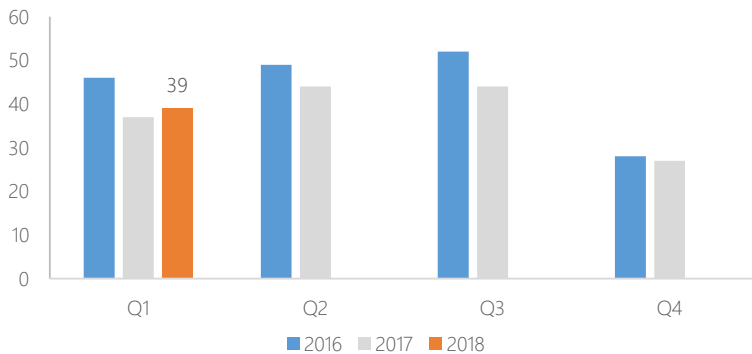


Median Sale Price by Year



Number of Transactions

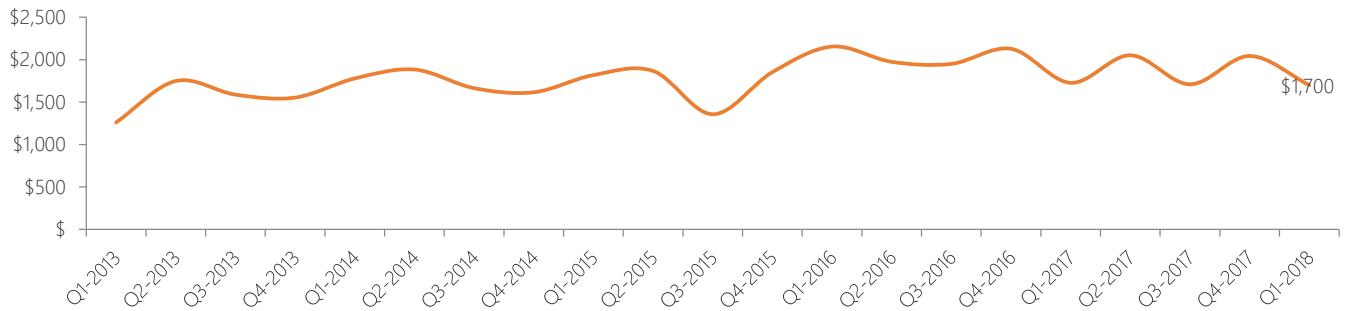
Quarter	2013	2014	2015	2016	2017	2018
Q1	28	27	33	46	37	39
Q2	37	29	36	49	44	
Q3	37	38	26	52	44	
Q4	30	31	24	28	27	



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



Median Sale Price per Square Foot

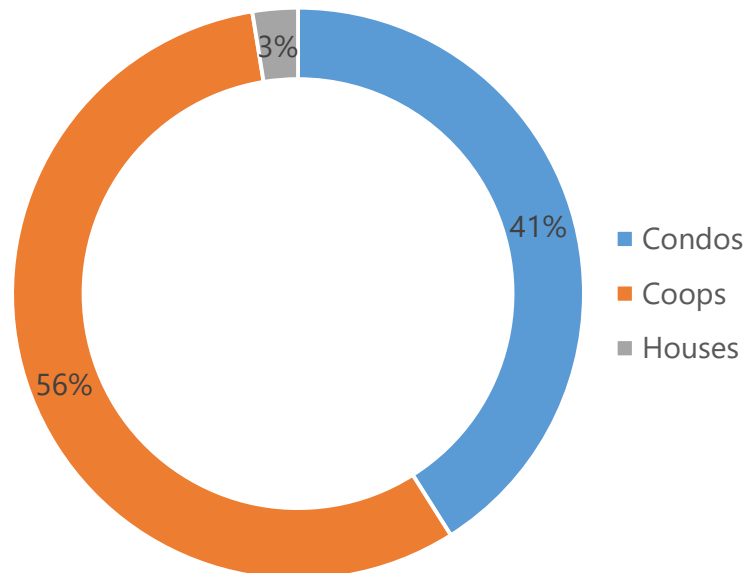


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$6,900,000	64%	\$2,295	-7%	16
Coops	\$2,355,000	57%	\$1,330	-6%	22
Houses	\$13,000,000	-	\$2,822	-	1

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
146-150 Wooster St #PH	1-00514-1508	20-Feb-18	\$32,584,000	Condo	6,770
146-150 Wooster St #6	1-00514-1507	15-Feb-18	\$14,357,325	Condo	
146-150 Wooster St #5	1-00514-1506	2-Mar-18	\$13,899,113	Condo	
73 Wooster St #4B	1-00487-1013	12-Mar-18	\$13,500,000	Condo	5,230
146-150 Wooster St #4	1-00514-1505	6-Feb-18	\$13,491,813	Condo	
130 Avenue Of The Americas	1-00490-0030	11-Jan-18	\$13,000,000	House	4,607
57 Greene St #PHA	1-00486-1222	13-Mar-18	\$10,691,625	Condo	3,597
84-94 Mercer St #4E	1-00484-0001	5-Feb-18	\$9,950,000	Coop	4,100
42 Crosby St #4N	1-00483-1108	28-Mar-18	\$7,600,000	Condo	
149-153 Wooster St #5B	1-00515-1109	30-Jan-18	\$6,900,000	Condo	3,007
9-11 Mercer St #2A	1-00230-1053	12-Jan-18	\$5,400,000	Condo	3,830
84-94 Mercer St #6B	1-00484-0001	27-Feb-18	\$5,100,000	Coop	4,772
57 Greene St #PHB	1-00486-1223	9-Mar-18	\$4,582,125	Condo	1,923
134-140 Grand St #3WF	1-00473-0051	26-Feb-18	\$4,000,000	Coop	2,000
45-47 Crosby St #6N	1-00482-0003	27-Feb-18	\$3,975,000	Coop	2,000
100 Greene St #3	1-00499-0005	21-Mar-18	\$3,400,000	Coop	2,000
72 Mercer St #3E	1-00484-1005	22-Feb-18	\$3,400,000	Condo	2,133
129-133 Crosby St #2E	1-00510-0037	28-Feb-18	\$3,300,000	Coop	1,600
169 Mercer St #2	1-00513-0022	28-Feb-18	\$3,125,000	Coop	2,350
57 Greene St #5D	1-00486-1221	26-Feb-18	\$3,000,000	Condo	1,928
114-116 Spring St #3	1-00485-0018	26-Jan-18	\$2,972,500	Coop	1,800
210 Lafayette St #4G	1-00482-1152	9-Jan-18	\$2,875,000	Condo	1,474
325 W Broadway #4C	1-00228-1411	16-Jan-18	\$2,750,000	Condo	1,055
123 Prince St #4	1-00514-0041	9-Mar-18	\$2,456,000	Coop	2,050
116-118 Wooster St #6B	1-00500-1015	7-Feb-18	\$2,450,000	Condo	1,238
75-87 Grand St #3E	1-00229-0022	29-Mar-18	\$2,400,000	Coop	1,900
123 Prince St #2	1-00514-0041	11-Jan-18	\$2,355,000	Coop	
66-70 Grand St #1	1-00475-0028	9-Jan-18	\$2,300,000	Coop	2,000
514-516 Broadway #5F	1-00483-0013	14-Mar-18	\$2,000,000	Coop	1,700
134-140 Grand St #3ER	1-00473-0051	14-Feb-18	\$1,875,000	Coop	1,200
514-516 Broadway #6F	1-00483-0013	27-Feb-18	\$1,860,000	Coop	1,690
565-567 Broadway #4	1-00498-0005	19-Mar-18	\$1,500,000	Coop	
194-196 Avenue Of The Americas #3A	1-00504-0014	12-Jan-18	\$1,460,000	Coop	1,362
141 Sullivan St #3	1-00517-0005	27-Mar-18	\$570,000	Coop	
101-103 Thompson St #20	1-00503-0028	27-Feb-18	\$520,000	Coop	
101-103 Thompson St #3	1-00503-0028	12-Mar-18	\$500,000	Coop	
110-112 Thompson St #1D	1-00502-0012	19-Jan-18	\$429,000	Coop	



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

