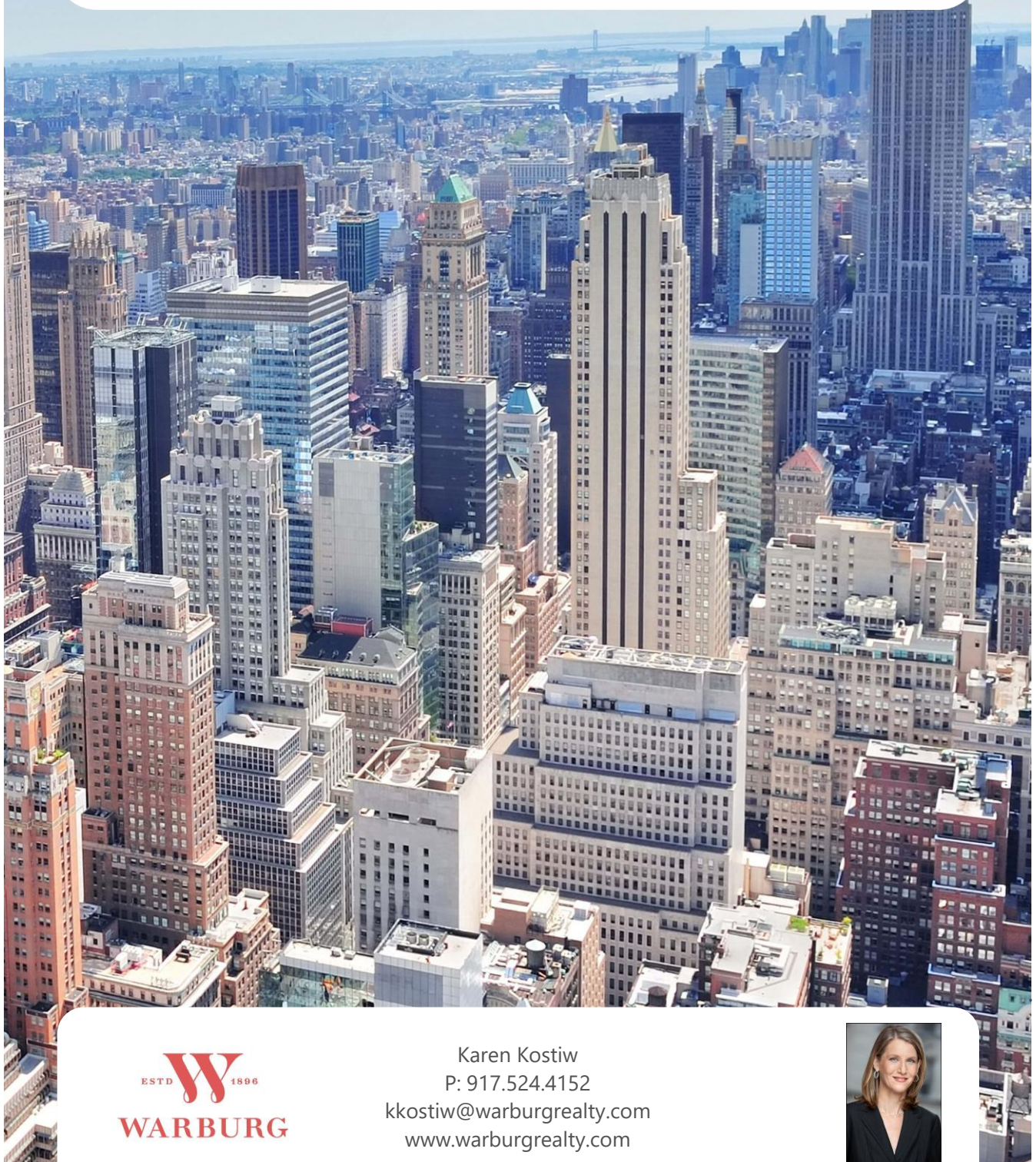


SOHO

A quarterly analysis of residential sales
in SoHo, Manhattan

2nd Quarter 2018



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Residential Market Report, 2nd Quarter 2018

SoHo, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$2.96M

-1% YoY

NO. OF TRANSACTIONS

31

-34% YoY

MEDIAN PRICE/SQ.FT.

\$1,888

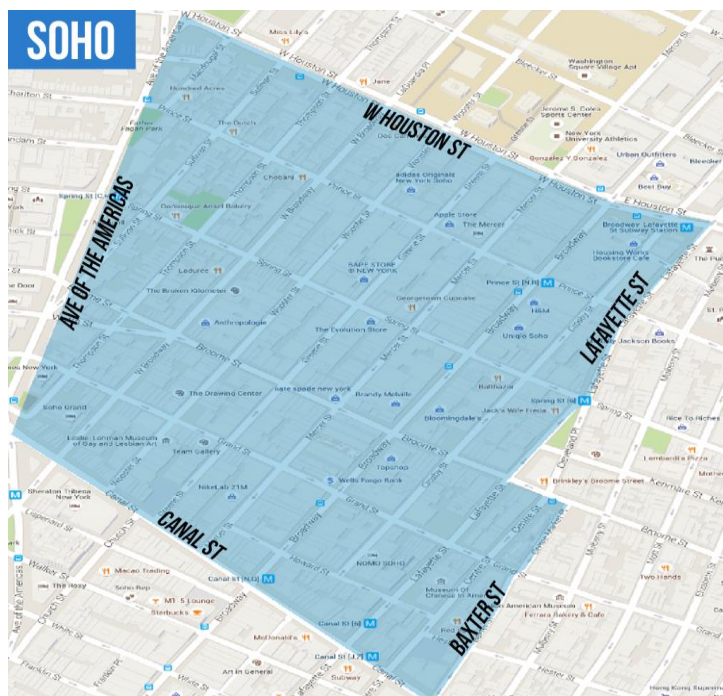
-6% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.08M

-8% YoY

NEIGHBORHOOD BOUNDARIES

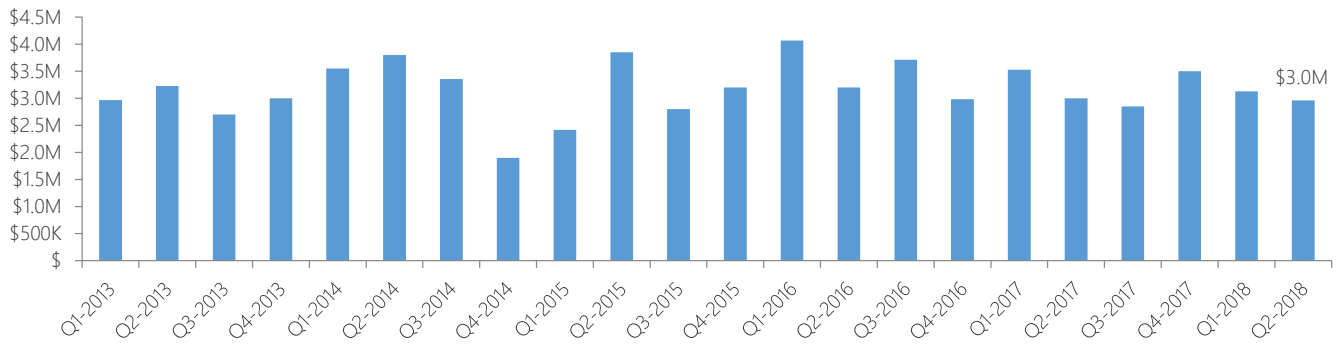


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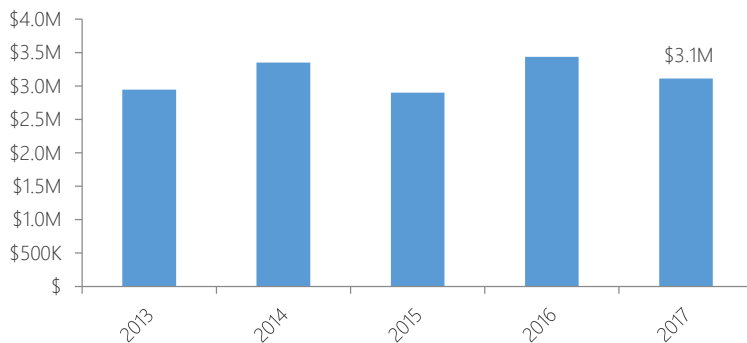


RESIDENTIAL STATS

Median Sale Price by Quarter

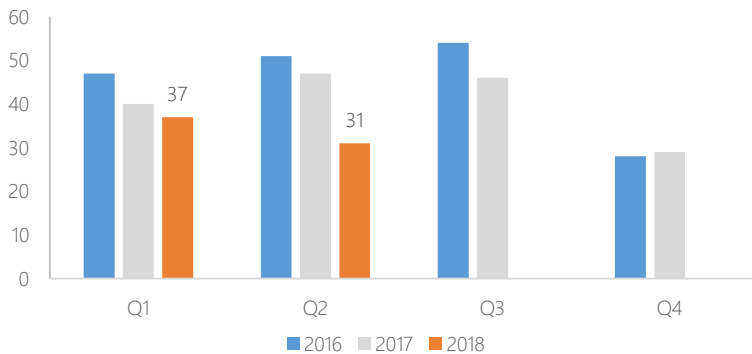


Median Sale Price by Year



Number of Transactions

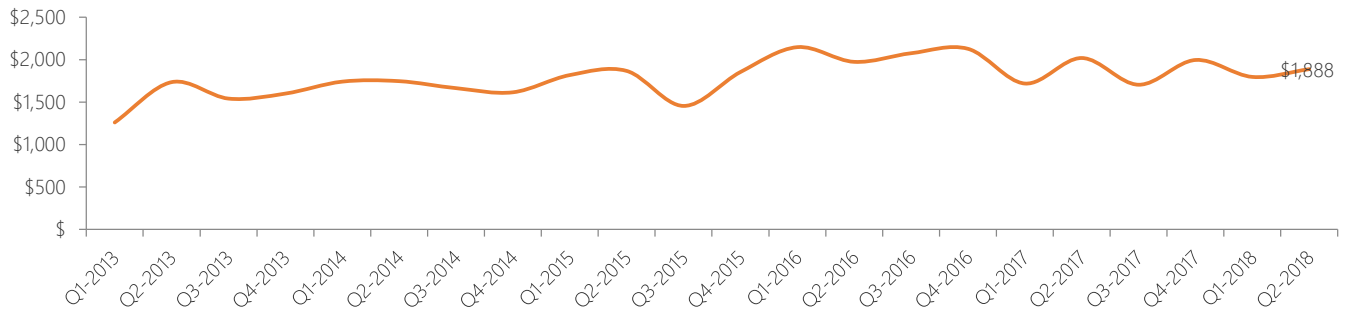
Quarter	2013	2014	2015	2016	2017	2018
Q1	28	29	34	47	40	37
Q2	39	34	37	51	47	31
Q3	40	40	27	54	46	
Q4	35	34	25	28	29	



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Median Sale Price per Square Foot

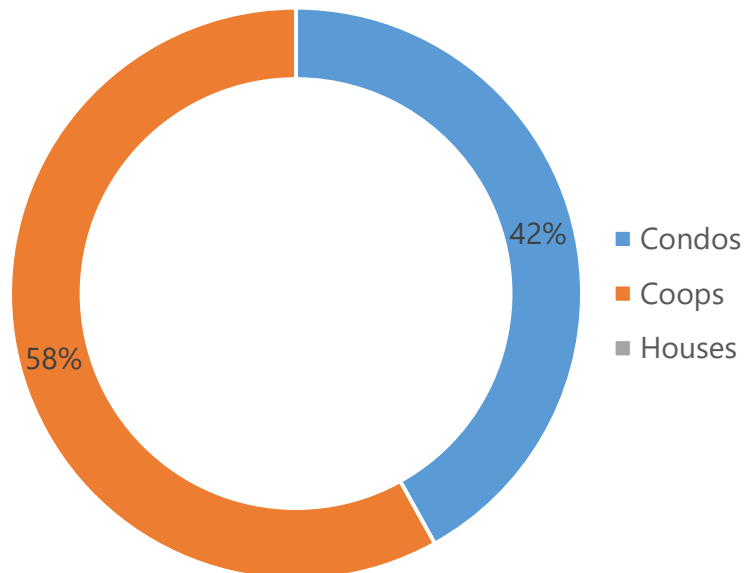


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$5,950,000	39%	\$2,071	-8%	13
Coops	\$1,250,000	-22%	\$1,398	6%	18
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
150 Wooster St #2	1-00514-1503	15-May-18	\$14,250,409	Condo	
20 Greene St #6B	1-00230-1212	18-May-18	\$13,860,000	Condo	4,189
150 Wooster St #3	1-00514-1504	15-May-18	\$12,224,091	Condo	
583 Broadway #4B	1-00512-1204	25-Jun-18	\$10,300,000	Condo	4,678
42 Crosby St #3N	1-00483-1106	25-Apr-18	\$7,400,000	Condo	2,793
465-469 W Broadway #3N	1-00515-0008	12-Apr-18	\$6,500,000	Coop	3,000
425 Broome St #4S	1-00473-1409	22-Jun-18	\$6,100,000	Condo	2,120
15-17 Mercer St #3A	1-00230-1303	7-Jun-18	\$5,950,000	Condo	2,916
465 Broome St #3B	1-00474-1707	25-May-18	\$5,600,375	Condo	
115 Crosby St #6B	1-00510-0006	27-Jun-18	\$5,125,000	Coop	2,500
66-70 Grand St #4	1-00475-0028	17-May-18	\$4,175,000	Coop	3,000
15-17 Greene St #5	1-00229-0036	18-Apr-18	\$3,995,000	Coop	3,000
161 Grand St #5A	1-00234-1009	7-May-18	\$3,400,000	Condo	1,771
25 W Houston St #4C	1-00513-1213	10-May-18	\$3,000,000	Condo	1,589
3-7 Wooster St #4B	1-00228-1008	18-May-18	\$2,999,000	Condo	1,662
131-135 Prince St #4F	1-00515-0039	27-Apr-18	\$2,925,000	Coop	
66-70 Grand St #5	1-00475-0028	26-Jun-18	\$2,675,000	Coop	1,914
100 Greene St #PH2	1-00499-0005	20-Jun-18	\$2,650,000	Coop	
210 Lafayette St #5A	1-00482-1120	17-May-18	\$2,450,000	Condo	1,166
37 B Crosby St #4	1-00473-0130	1-Jun-18	\$2,000,000	Coop	1,100
25 W Houston St #4E	1-00513-1215	29-May-18	\$1,700,000	Condo	902
163-165 Prince St #23	1-00516-0001	9-Apr-18	\$1,250,000	Coop	
131-133 Thompson St #3C	1-00517-1004	31-May-18	\$915,000	Coop	
163-165 Prince St #13	1-00516-0001	28-Jun-18	\$900,000	Coop	625
2 King St #5E	1-00519-0036	7-Jun-18	\$827,000	Coop	
64-66 Mac Dougal St #18	1-00518-0014	27-Jun-18	\$669,000	Coop	
141 Sullivan St #12	1-00517-0005	11-May-18	\$484,000	Coop	
143 Sullivan St #7	1-00517-0006	5-Jun-18	\$480,000	Coop	400
349 W Broadway #21	1-00475-0007	18-Apr-18	\$385,125	Coop	340
110-112 Thompson St #6E	1-00502-0012	6-Jun-18	\$365,000	Coop	



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