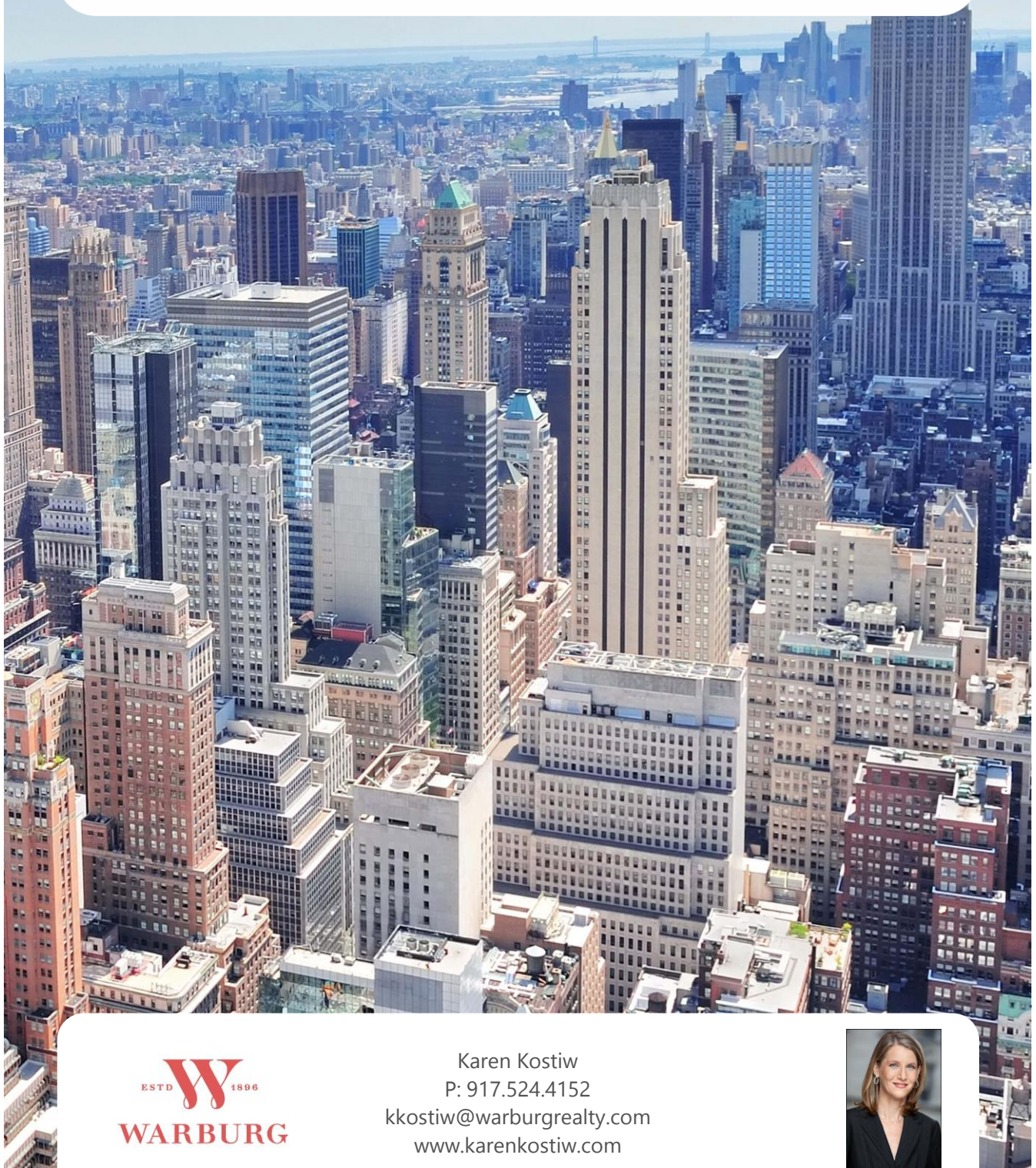


HUDSON SQUARE

A quarterly analysis of residential sales
in Hudson Square, Manhattan

3rd Quarter 2018



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Residential Market Report, 3rd Quarter 2018

Hudson Square, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$2.17M

-16% YoY

NO. OF TRANSACTIONS

11

-61% YoY

MEDIAN PRICE/SQ.FT.

\$1,489

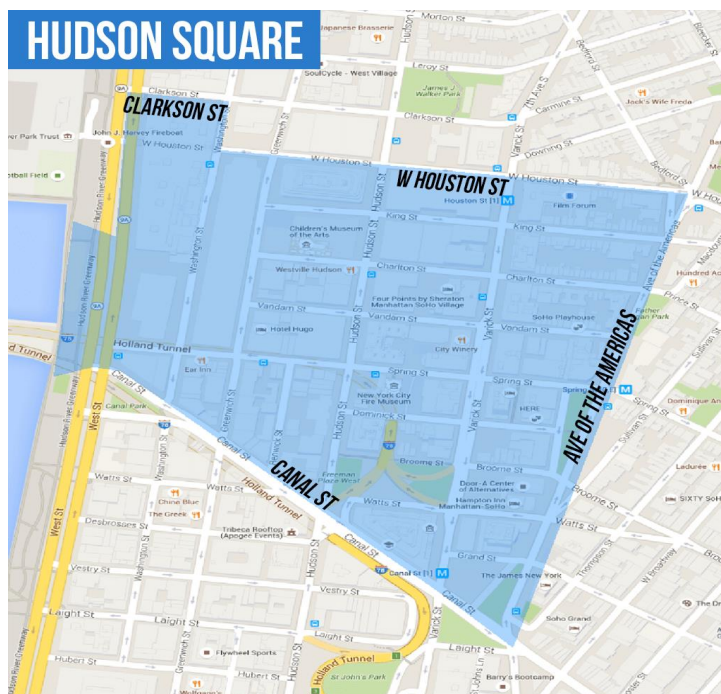
-20% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.1M

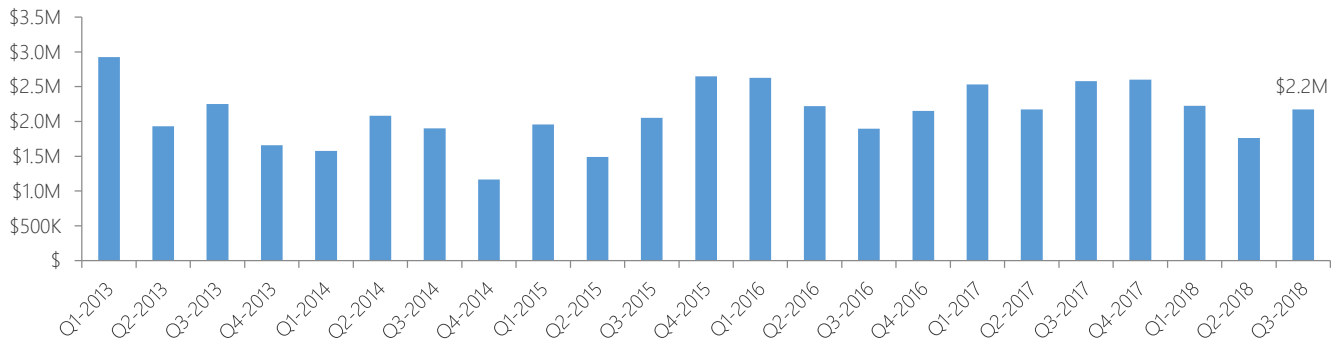
-4% YoY

NEIGHBORHOOD BOUNDARIES

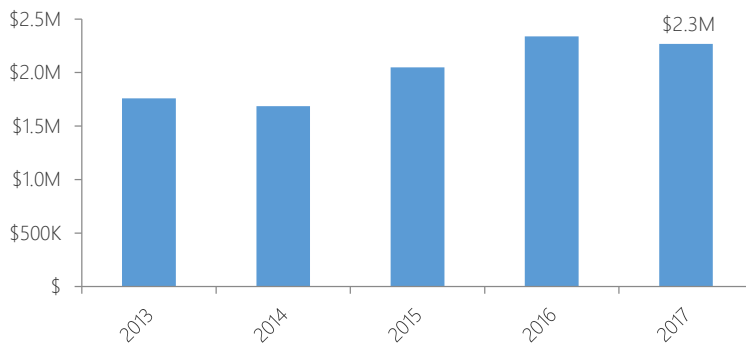


RESIDENTIAL STATS

Median Sale Price by Quarter

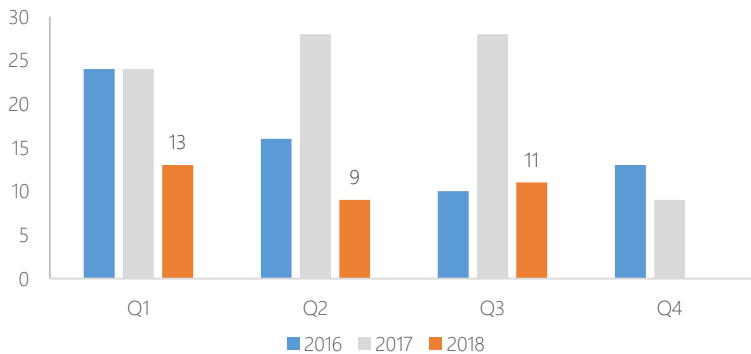


Median Sale Price by Year



Number of Transactions

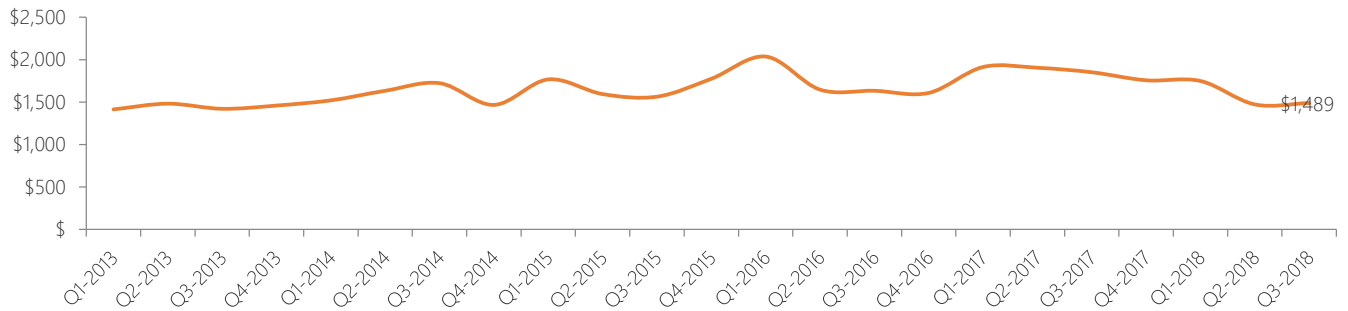
Quarter	2013	2014	2015	2016	2017	2018
Q1	21	15	3	24	24	13
Q2	19	14	11	16	28	9
Q3	15	19	11	10	28	11
Q4	14	6	10	13	9	



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Median Sale Price per Square Foot

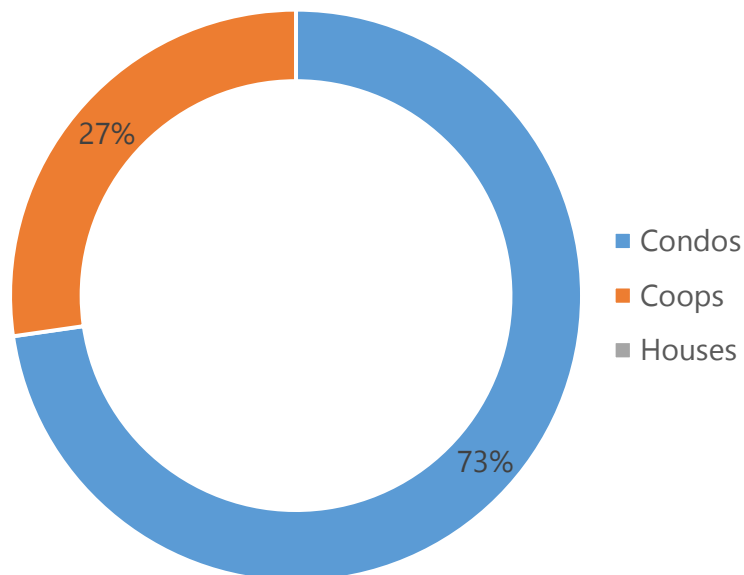


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,184,500	26%	\$1,418	-4%	8
Coops	\$1,712,522	-41%	\$2,061	7%	3
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
505 Greenwich St #2D	1-00594-1309	1-Aug-18	\$5,350,000	Condo	2,371
505 Greenwich St #1A	1-00594-1302	24-Jul-18	\$3,325,000	Condo	1,921
15 Renwick St #401	1-00594-2010	3-Aug-18	\$2,835,000	Condo	
70 Charlton St #9F	1-00580-0011	27-Aug-18	\$2,604,000	Coop	
104 Charlton St #6E	1-00597-1113	18-Jul-18	\$2,195,000	Condo	2,432
491-497 Greenwich St #4B	1-00594-1211	24-Aug-18	\$2,174,000	Condo	1,662
491-497 Greenwich St #2B	1-00594-1205	23-Aug-18	\$2,050,000	Condo	1,662
330 Spring St #6C	1-00595-1420	23-Jul-18	\$2,000,000	Condo	1,410
70 Charlton St #20D	1-00580-0011	27-Aug-18	\$1,712,522	Coop	831
70 Charlton St #4G	1-00580-0011	7-Aug-18	\$1,526,284	Coop	
300 Spring St #4A	1-00594-1506	14-Aug-18	\$1,170,000	Condo	750



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