

THEATRE DISTRICT - TIMES SQUARE

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

3rd Quarter 2018



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Residential Market Report, 3rd Quarter 2018

Theatre District - Times Square, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$850K

-18% YoY

NO. OF TRANSACTIONS

24

20% YoY

MEDIAN PRICE/SQ.FT.

\$1,305

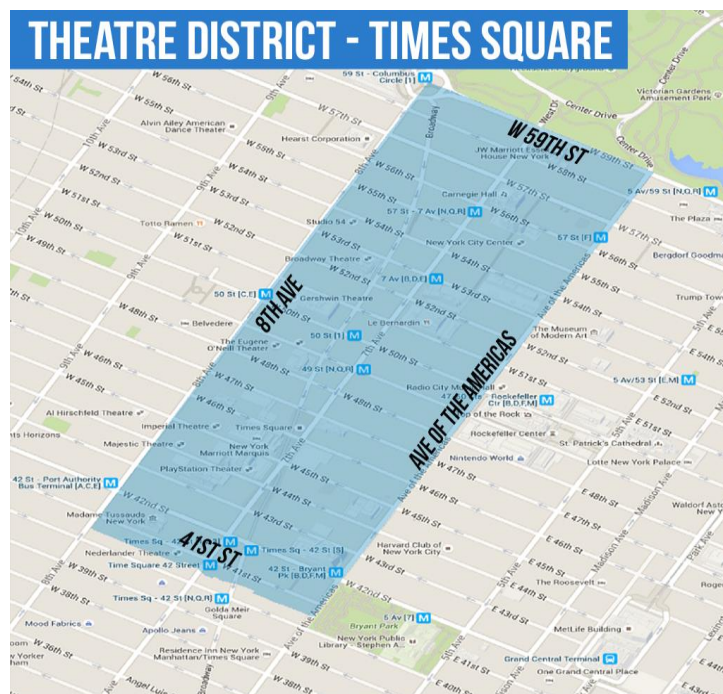
-5% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.1M

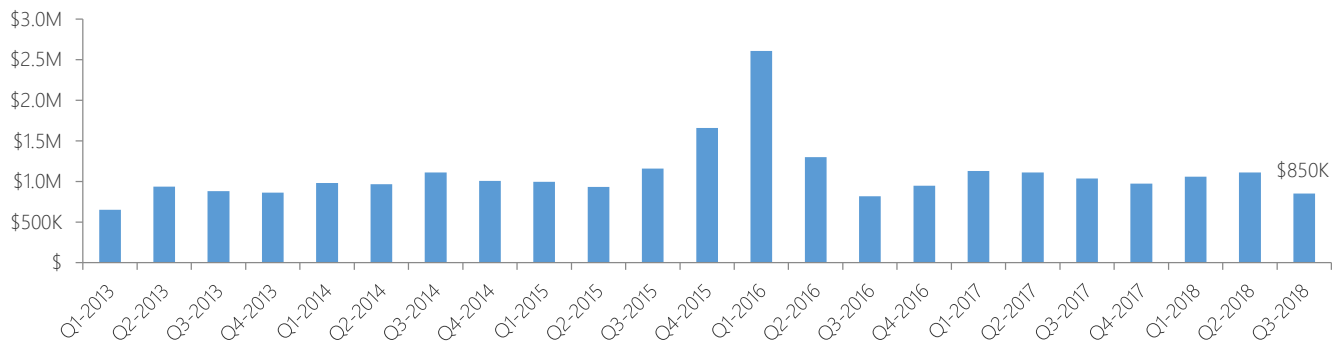
-4% YoY

NEIGHBORHOOD BOUNDARIES

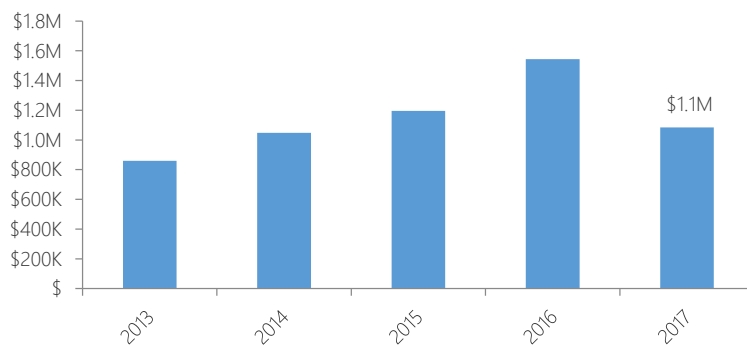


RESIDENTIAL STATS

Median Sale Price by Quarter

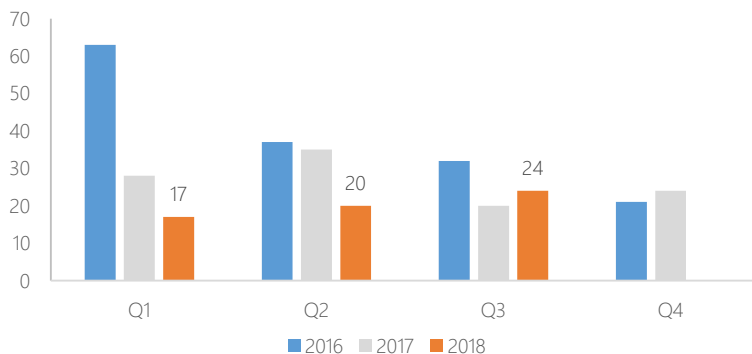


Median Sale Price by Year



Number of Transactions

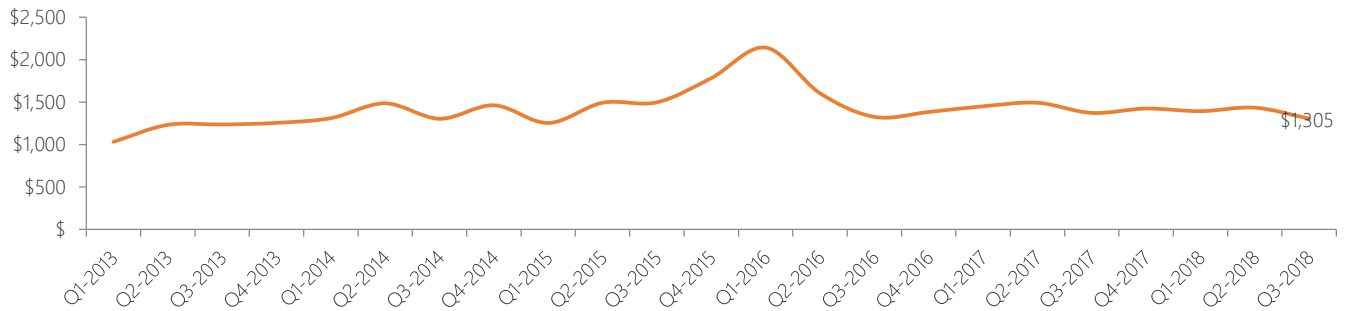
Quarter	2013	2014	2015	2016	2017	2018
Q1	21	23	31	63	28	17
Q2	50	30	46	37	35	20
Q3	41	33	39	32	20	24
Q4	34	30	64	21	24	



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Median Sale Price per Square Foot

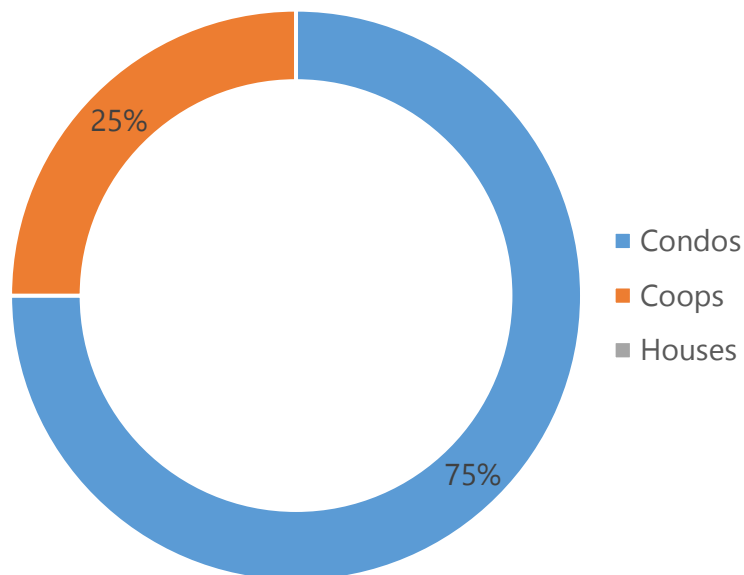


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$850,000	-28%	\$1,306	-17%	18
Coops	\$797,500	7%	\$856	6%	6
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
146 W 57th St #63T	1-01009-1135	20-Jul-18	\$4,687,875	Condo	2,584
135 W 52nd St #10A	1-01005-1013	12-Sep-18	\$1,790,000	Condo	995
125 W 56th St #2A	1-01009-0018	26-Sep-18	\$1,365,000	Coop	
1600 Broadway #19G	1-01020-1201	16-Aug-18	\$1,300,000	Condo	1,144
247 W 46th St #701	1-01018-1134	22-Aug-18	\$1,290,000	Condo	988
1600 Broadway #PH3A	1-01020-1224	2-Aug-18	\$1,230,000	Condo	889
146 W 57th St #63E	1-01009-1213	20-Jul-18	\$1,099,625	Condo	782
112 W 56th St #8S	1-01008-1003	29-Aug-18	\$995,000	Condo	942
150 W 51st St #1623	1-01003-1289	6-Sep-18	\$955,000	Condo	824
100 W 57th St #4C	1-01009-0029	17-Jul-18	\$859,000	Coop	1,500
828-840 Seventh Ave #10C	1-01025-1002	10-Jul-18	\$855,000	Coop	750
162 W 56th St #705	1-01008-1613	7-Aug-18	\$850,000	Condo	753
150 W 51st St #1723	1-01003-1321	3-Aug-18	\$840,000	Condo	562
150-156 W 56th St #4809	1-01008-1327	25-Sep-18	\$800,000	Condo	483
150 W 51st St #1923	1-01003-1383	7-Sep-18	\$790,000	Condo	562
150 W 51st St #1011	1-01003-1110	19-Sep-18	\$750,000	Condo	530
150 W 51st St #1233	1-01003-1199	9-Aug-18	\$750,000	Condo	633
150 W 55th St #4B	1-01007-0054	20-Sep-18	\$740,000	Coop	
162 W 56th St #602	1-01008-1604	26-Sep-18	\$730,000	Condo	653
100 W 57th St #16I	1-01009-0029	24-Sep-18	\$650,000	Coop	
159 W 53rd St #17A	1-01006-1042	27-Sep-18	\$650,000	Condo	498
205 W 54th St #4G	1-01026-0026	21-Aug-18	\$530,000	Coop	
112 W 56th St #31S	1-01008-1047	28-Sep-18	\$390,000	Condo	1,590



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