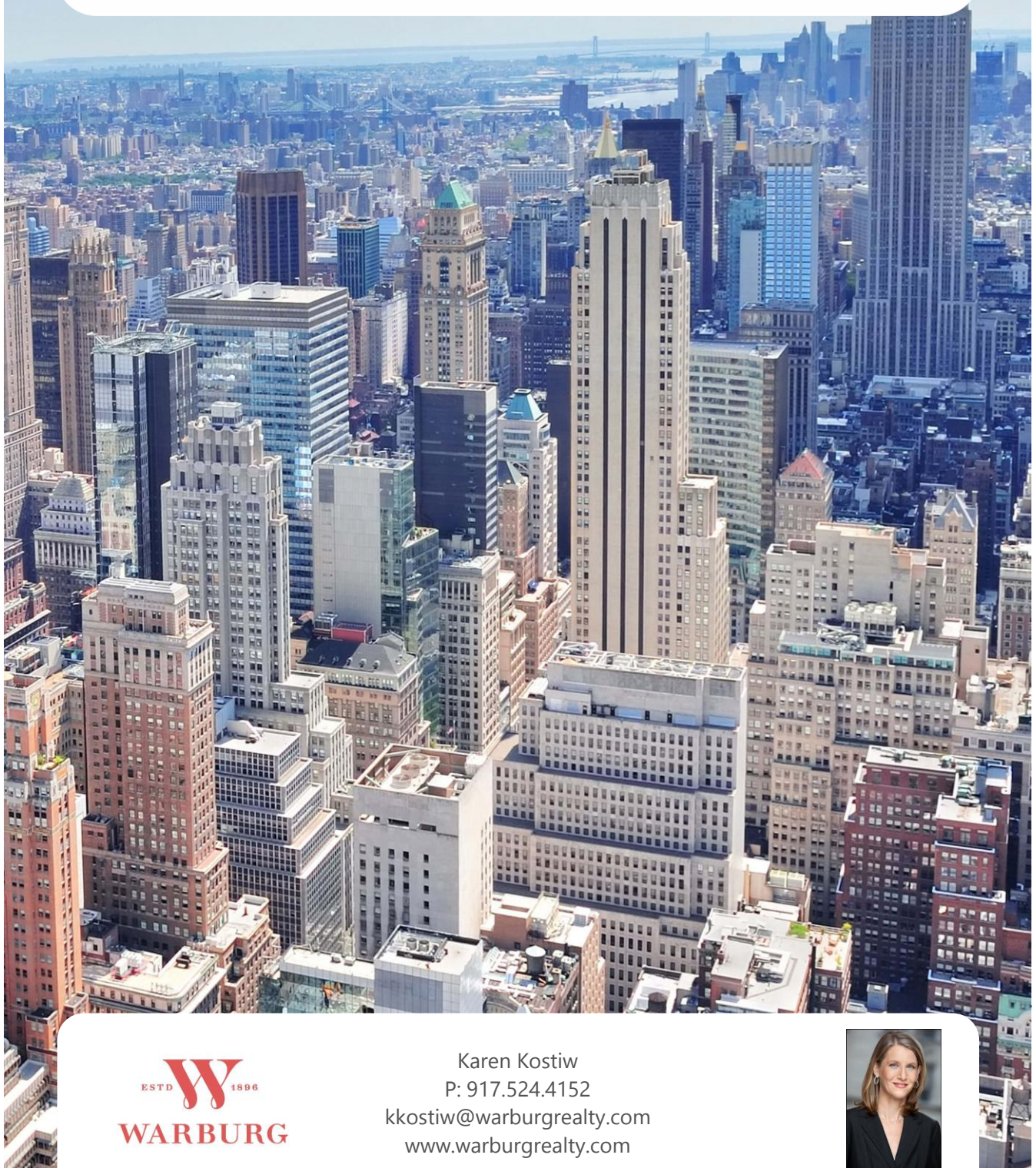


HUDSON SQUARE

A quarterly analysis of residential sales
in Hudson Square, Manhattan

4th Quarter 2018



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



Residential Market Report, 4th Quarter 2018

Hudson Square, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$2.2M

-15% YoY

NO. OF TRANSACTIONS

8

-11% YoY

MEDIAN PRICE/SQ.FT.

\$1,697

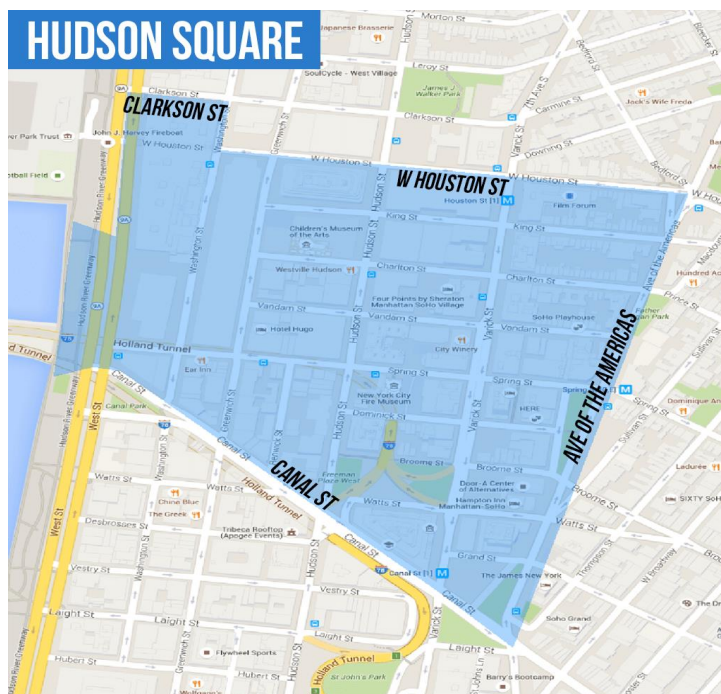
-3% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.02M

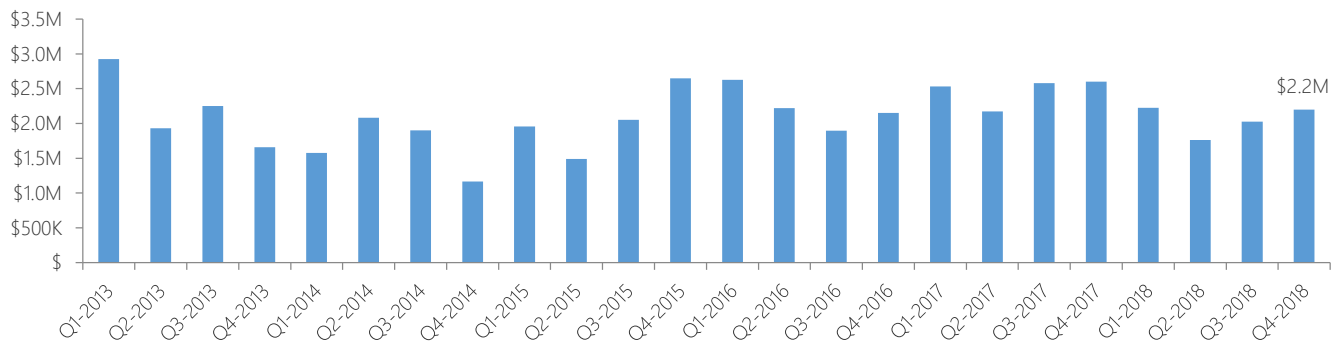
-7% YoY

NEIGHBORHOOD BOUNDARIES

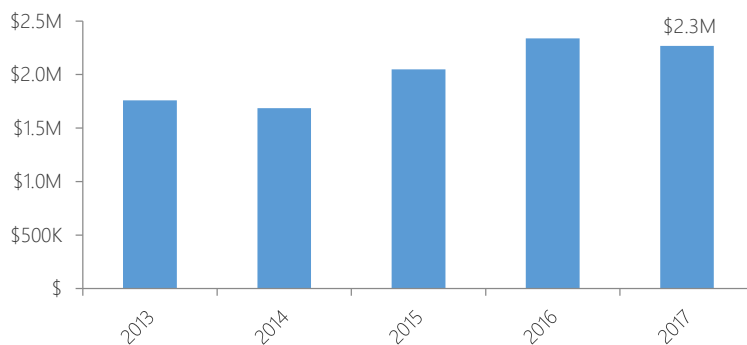


RESIDENTIAL STATS

Median Sale Price by Quarter

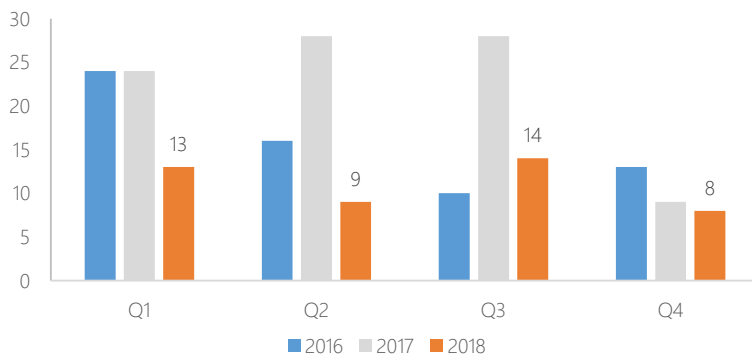


Median Sale Price by Year



Number of Transactions

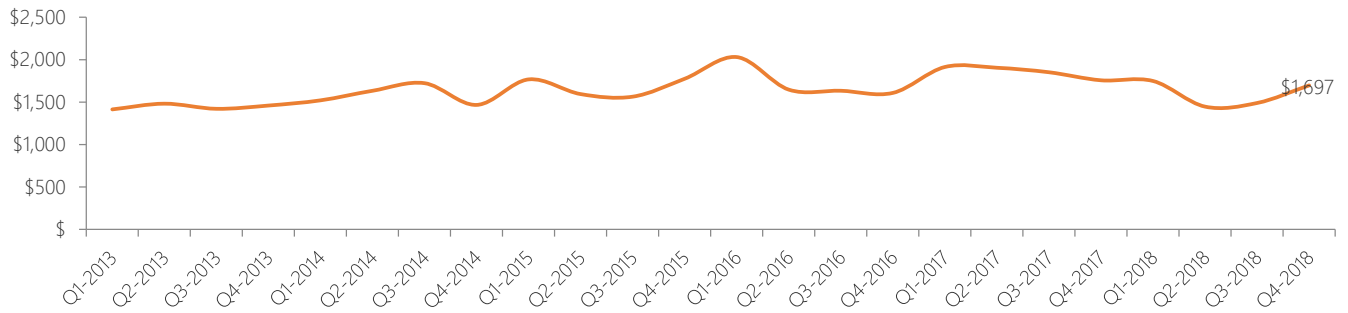
Quarter	2013	2014	2015	2016	2017	2018
Q1	21	15	3	24	24	13
Q2	19	14	11	16	28	9
Q3	15	19	11	10	28	14
Q4	14	6	10	13	9	8



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



Median Sale Price per Square Foot

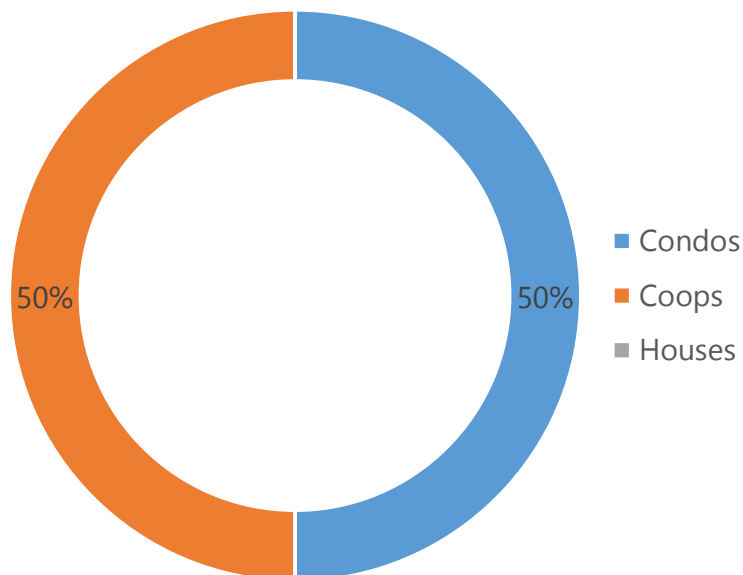


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,361,250	-21%	\$1,551	-12%	4
Coops	\$1,834,850	91%	\$1,905	8%	4
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
70 Charlton St #S8	1-00580-0011	15-Oct-18	\$7,208,119	Coop	
479-489 Greenwich St #5B	1-00594-1011	28-Dec-18	\$6,125,000	Condo	3,284
255 Hudson St #7A	1-00594-1736	30-Oct-18	\$2,367,500	Condo	1,684
22 Renwick St #1A	1-00594-1902	18-Dec-18	\$2,355,000	Condo	1,388
70 Charlton St #10E	1-00580-0011	30-Oct-18	\$2,040,500	Coop	1,071
70 Charlton St #16D	1-00580-0011	10-Oct-18	\$1,629,200	Coop	831
255 Hudson St #2E	1-00594-1705	28-Dec-18	\$1,400,000	Condo	1,145
185 W Houston St #1G	1-00520-0029	17-Oct-18	\$835,000	Coop	750



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

