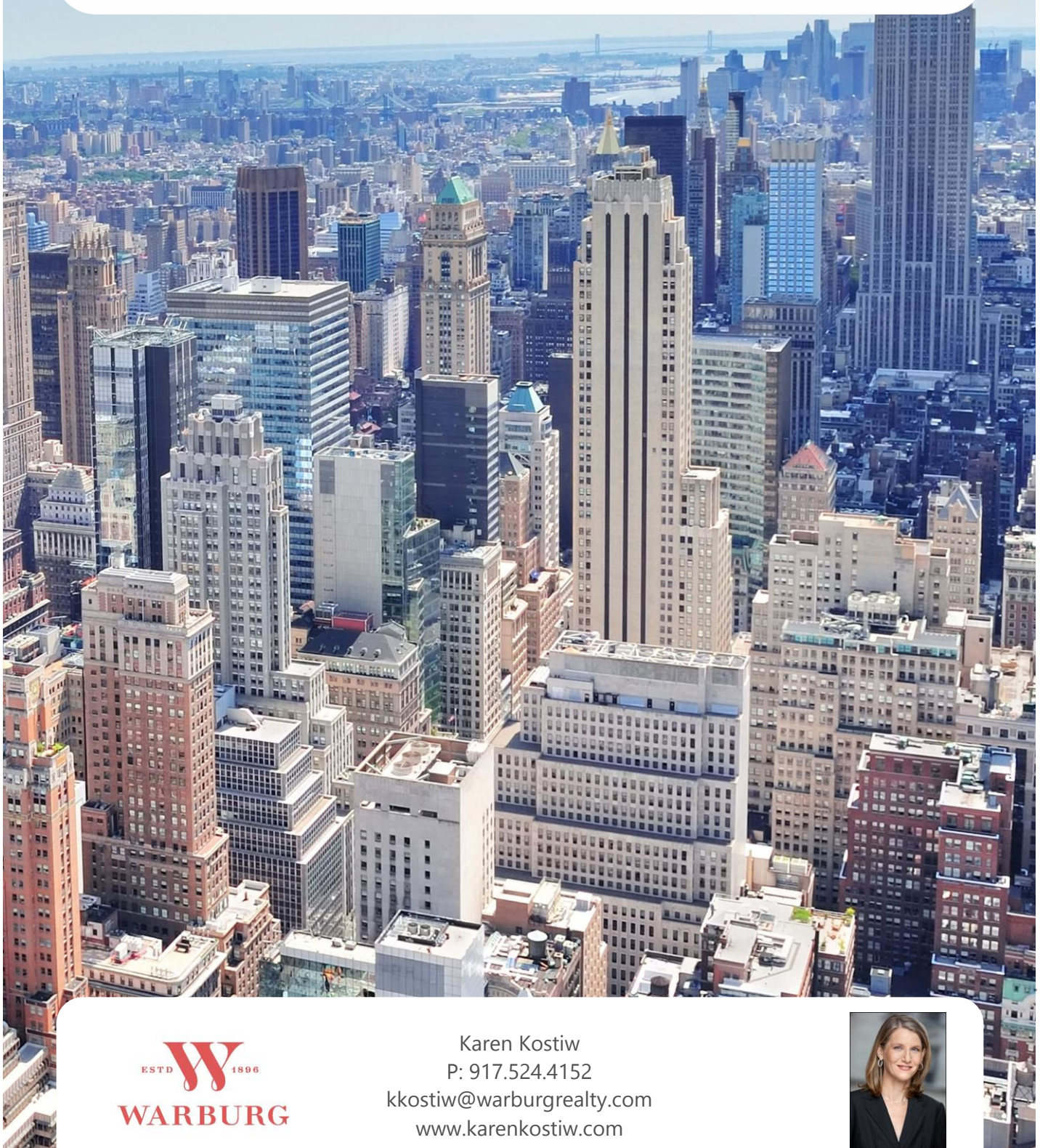


SOHO

A quarterly analysis of residential sales
in SoHo, Manhattan

4th Quarter 2018



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Residential Market Report, 4th Quarter 2018

SoHo, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.27M

-64% YoY

NO. OF TRANSACTIONS

23

-21% YoY

MEDIAN PRICE/SQ.FT.

\$1,841

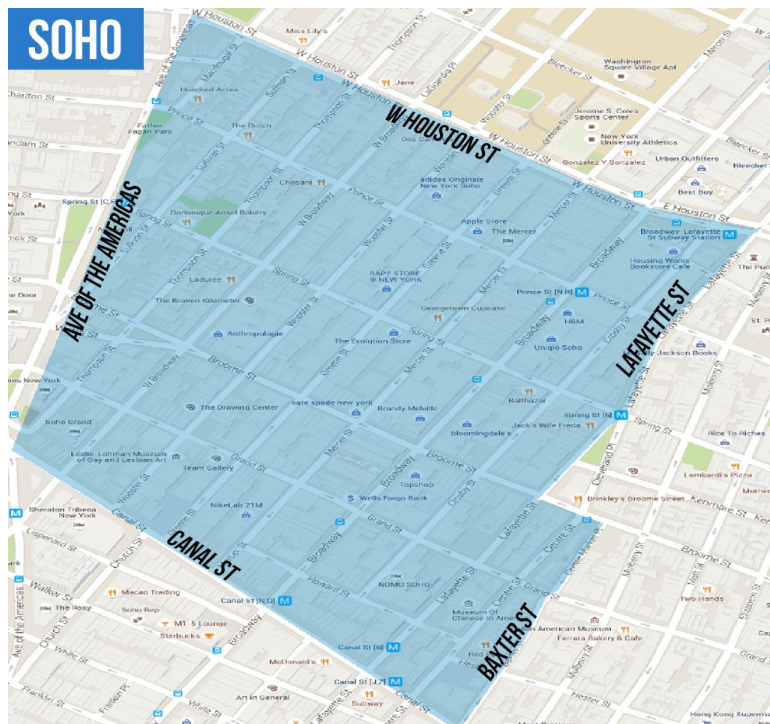
-8% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.02M

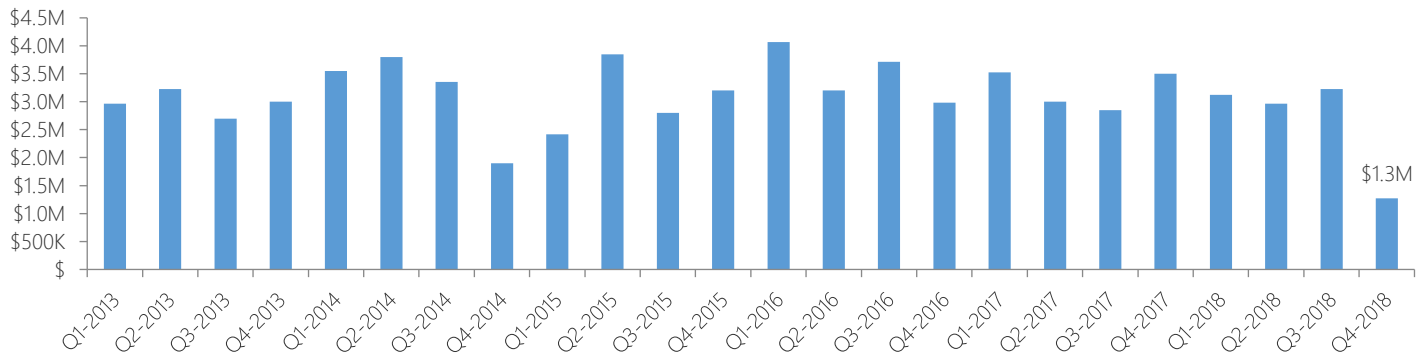
-7% YoY

NEIGHBORHOOD BOUNDARIES

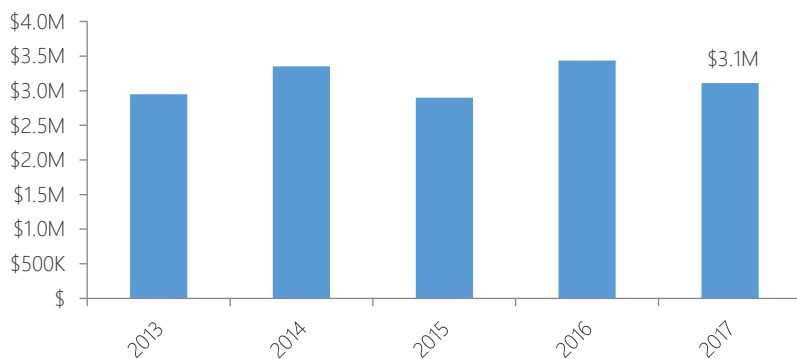


RESIDENTIAL STATS

Median Sale Price by Quarter

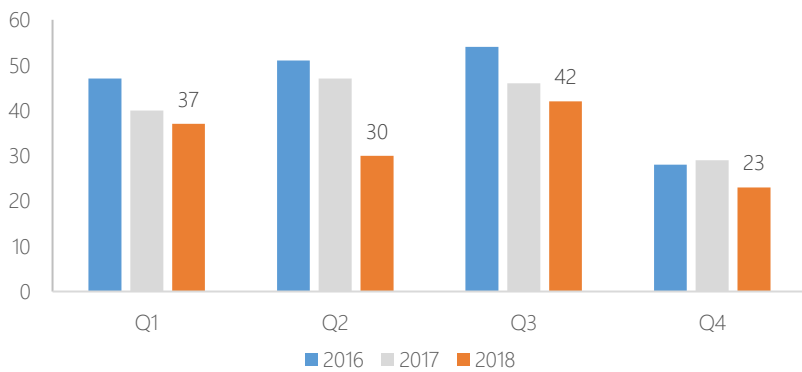


Median Sale Price by Year



Number of Transactions

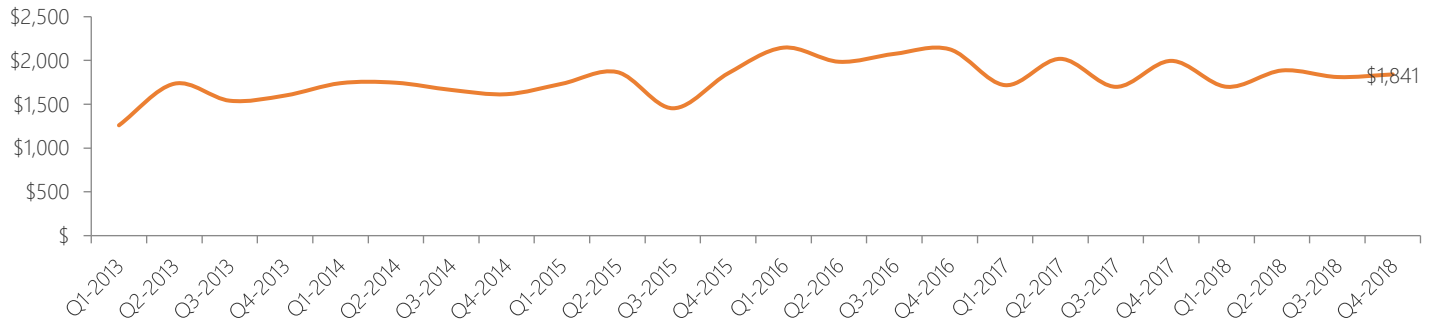
Quarter	2013	2014	2015	2016	2017	2018
Q1	28	29	34	47	40	37
Q2	39	34	37	51	47	30
Q3	40	40	27	54	46	42
Q4	35	34	25	28	29	23



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Median Sale Price per Square Foot

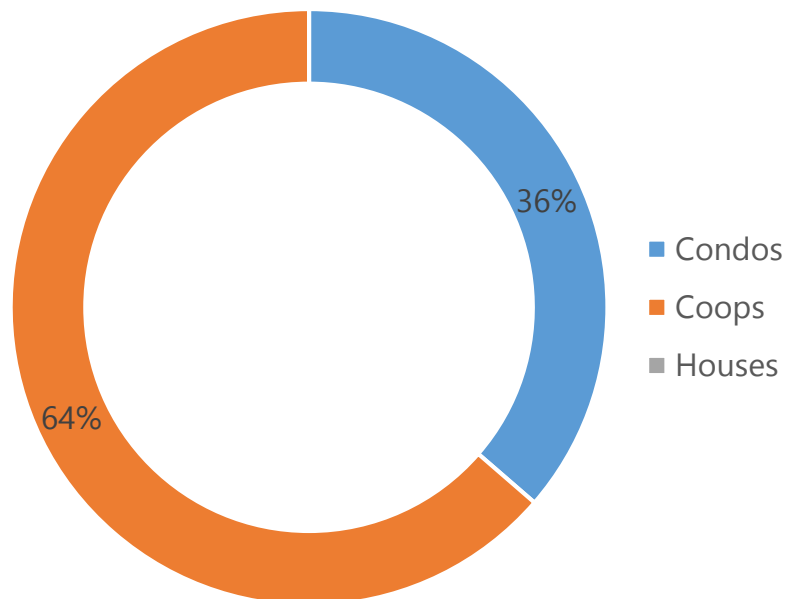


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,550,000	-52%	\$1,944	-9%	8
Coops	\$779,663	-73%	\$1,530	10%	14
Houses	-	-	-	-	0

Number of Sales by Building Type



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LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
42-50 Wooster St #5SO	1-00475-1331	1-Nov-18	\$9,000,000	Condo	4,497
311 W Broadway #PHA	1-00228-1268	17-Dec-18	\$6,350,000	Condo	2,607
14-16 Wooster St #4	1-00229-0013	27-Nov-18	\$5,800,000	Coop	
101 Wooster St #2F	1-00501-0028	27-Nov-18	\$5,362,500	Coop	
22 Mercer St #4D	1-00231-1013	26-Dec-18	\$4,500,000	Condo	2,506
284 Lafayette St #5B	1-00510-0006	14-Dec-18	\$4,200,000	Coop	2,500
93 Greene St #2E	1-00500-1106	1-Nov-18	\$2,600,000	Condo	1,201
9-11 Mercer St #5B	1-00230-1058	21-Dec-18	\$2,500,000	Condo	1,452
118 Sullivan St #4R	1-00504-0028	7-Dec-18	\$2,200,000	Coop	
116-118 Wooster St #5B	1-00500-1012	21-Dec-18	\$1,725,000	Condo	1,268
210 Lafayette St #5B	1-00482-1121	13-Nov-18	\$1,650,000	Condo	772
203 Spring St #2	1-00504-0039	7-Nov-18	\$900,000	Coop	
203 Spring St #8	1-00504-0039	7-Nov-18	\$860,000	Coop	
203 Spring St #3	1-00504-0039	7-Nov-18	\$799,326	Coop	
203 Spring St #17	1-00504-0039	7-Nov-18	\$760,000	Coop	
203 Spring St #10	1-00504-0039	7-Nov-18	\$760,000	Coop	
203 Spring St #11	1-00504-0039	7-Nov-18	\$735,000	Coop	
149 Sullivan St #6D	1-00517-0009	31-Oct-18	\$730,000	Coop	
124 Thompson St #15	1-00516-0001	21-Dec-18	\$690,000	Coop	500
203 Spring St #7	1-00504-0039	7-Nov-18	\$635,000	Coop	
199-201 Prince St #26	1-00518-1026	4-Dec-18	\$585,000	Condo	310
349 W Broadway #14	1-00475-0007	29-Nov-18	\$430,000	Coop	



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