

# THEATRE DISTRICT - TIMES SQUARE

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

4th Quarter 2018



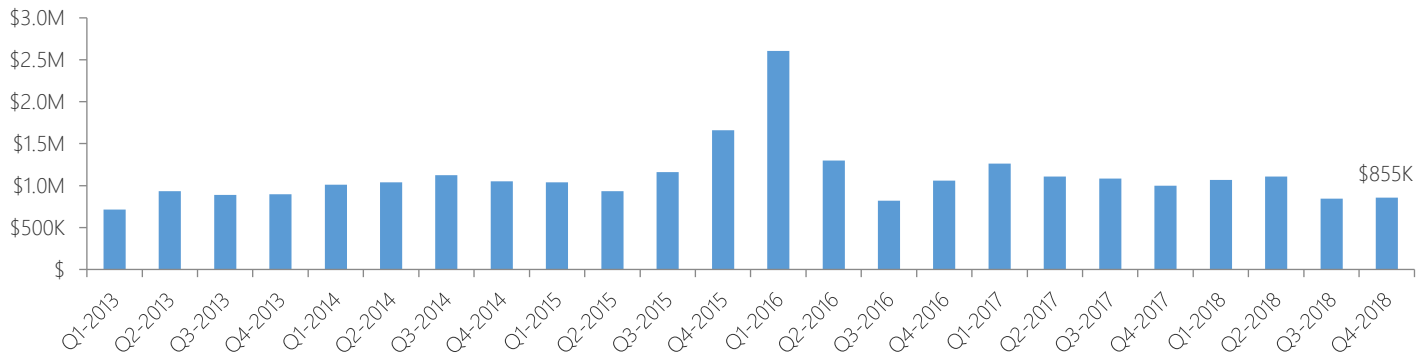
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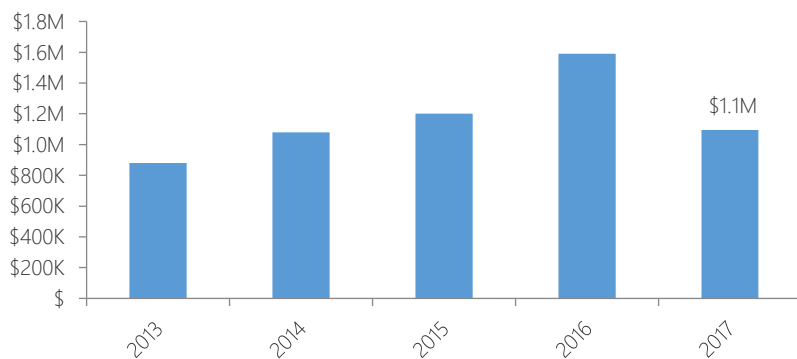


## RESIDENTIAL STATS

### Median Sale Price by Quarter

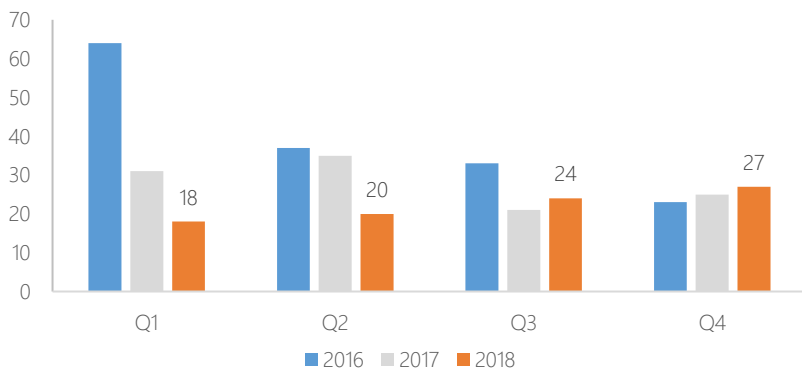


### Median Sale Price by Year



### Number of Transactions

| Quarter | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 |
|---------|------|------|------|------|------|------|
| Q1      | 23   | 25   | 32   | 64   | 31   | 18   |
| Q2      | 50   | 32   | 46   | 37   | 35   | 20   |
| Q3      | 42   | 34   | 39   | 33   | 21   | 24   |
| Q4      | 36   | 31   | 64   | 23   | 25   | 27   |

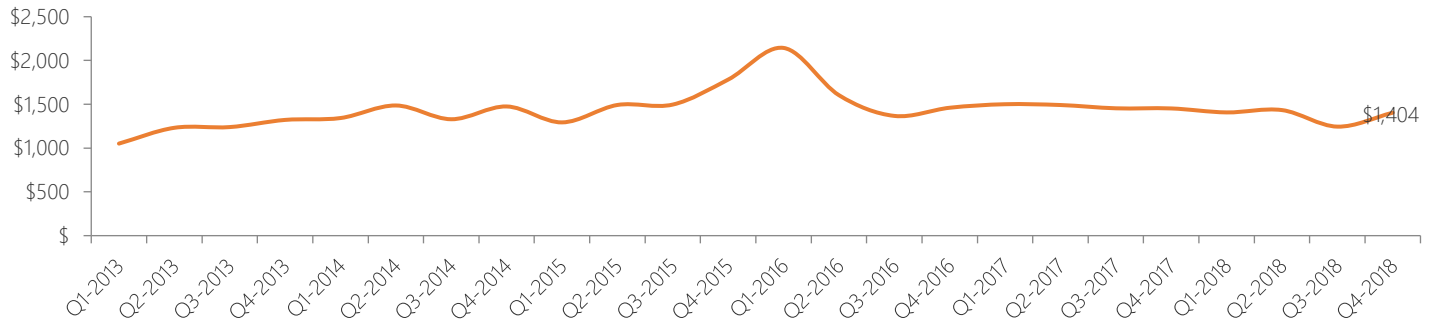


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## Median Sale Price per Square Foot

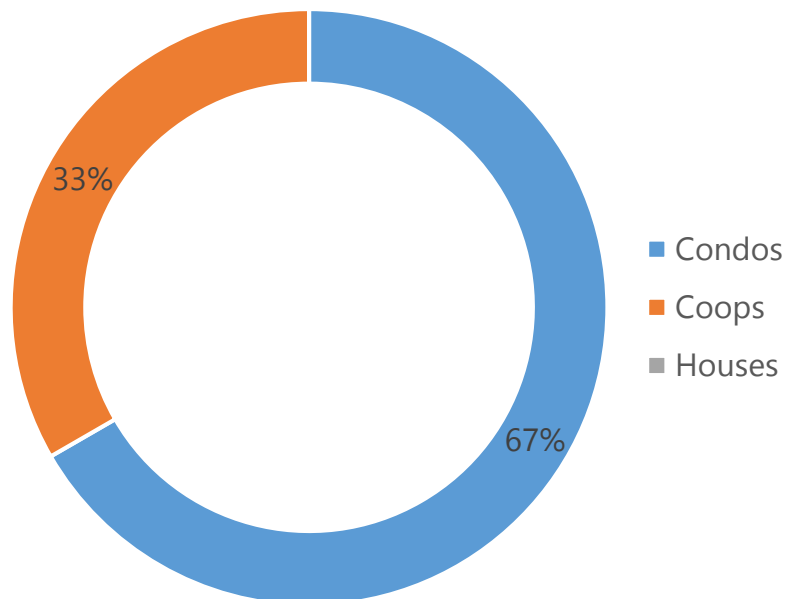


## RESIDENTIAL SALES BREAKDOWN

### Type of Residential Properties Sold

| Property Type | Median sale price | Y-o-Y | Median sale price/sqft | Y-o-Y | Transactions |
|---------------|-------------------|-------|------------------------|-------|--------------|
| Condos        | \$1,250,000       | 14%   | \$1,444                | -3%   | 18           |
| Coops         | \$465,000         | -40%  | \$532                  | -19%  | 9            |
| Houses        | -                 | -     | -                      | -     | 0            |

### Number of Sales by Building Type



## LIST OF TRANSACTIONS

| Address                 | BBL          | Sale date | Sale price  | Property type | Sqft  |
|-------------------------|--------------|-----------|-------------|---------------|-------|
| 146 W 57th St #42D      | 1-01009-1158 | 29-Oct-18 | \$3,300,000 | Condo         | 1,490 |
| 146 W 57th St #63A      | 1-01009-1047 | 6-Nov-18  | \$2,610,000 | Condo         | 1,463 |
| 247 W 46th St #3903     | 1-01018-1306 | 14-Dec-18 | \$2,388,000 | Condo         | 1,308 |
| 247 W 46th St #3203     | 1-01018-1275 | 21-Dec-18 | \$2,350,000 | Condo         | 1,400 |
| 247 W 46th St #2503     | 1-01018-1238 | 17-Dec-18 | \$2,290,000 | Condo         | 1,391 |
| 135 W 52nd St #11B      | 1-01005-1020 | 16-Oct-18 | \$2,250,000 | Condo         | 1,124 |
| 150-156 W 56th St #5603 | 1-01008-1375 | 29-Nov-18 | \$1,750,000 | Condo         | 1,061 |
| 146 W 57th St #39B      | 1-01009-1067 | 12-Dec-18 | \$1,460,000 | Condo         | 1,048 |
| 146 W 57th St #37E      | 1-01009-1187 | 28-Nov-18 | \$1,250,000 | Condo         | 782   |
| 150-156 W 56th St #4312 | 1-01008-1278 | 6-Dec-18  | \$1,180,000 | Condo         | 865   |
| 1600 Broadway #15A      | 1-01020-1167 | 27-Nov-18 | \$1,125,000 | Condo         | 889   |
| 1600 Broadway #8D       | 1-01020-1128 | 30-Nov-18 | \$1,100,000 | Condo         | 777   |
| 159 W 53rd St #33D      | 1-01006-1173 | 21-Dec-18 | \$905,000   | Condo         | 798   |
| 159 W 53rd St #11D      | 1-01006-1009 | 21-Dec-18 | \$805,000   | Condo         | 798   |
| 159 W 53rd St #31G      | 1-01006-1160 | 27-Nov-18 | \$800,000   | Condo         | 604   |
| 150 W 51st St #1917     | 1-01003-1377 | 1-Nov-18  | \$760,000   | Condo         | 549   |
| 150 W 51st St #920      | 1-01003-1084 | 30-Nov-18 | \$755,000   | Condo         | 523   |
| 828-840 Seventh Ave #9A | 1-01025-1002 | 25-Oct-18 | \$620,000   | Coop          |       |
| 100 W 57th St #12N      | 1-01009-0029 | 31-Oct-18 | \$610,000   | Coop          |       |
| 100 W 57th St #17J      | 1-01009-0029 | 9-Oct-18  | \$505,000   | Coop          | 950   |
| 828-840 Seventh Ave #2M | 1-01025-1002 | 15-Nov-18 | \$500,000   | Coop          |       |
| 205 W 54th St #1F       | 1-01026-0026 | 29-Nov-18 | \$465,000   | Coop          |       |
| 150 W 55th St #1E       | 1-01007-0054 | 21-Dec-18 | \$350,000   | Coop          | 900   |
| 100 W 57th St #15P      | 1-01009-0029 | 13-Dec-18 | \$325,000   | Coop          |       |
| 100 W 57th St #8A       | 1-01009-0029 | 3-Oct-18  | \$299,000   | Coop          |       |
| 100 W 57th St #17M      | 1-01009-0029 | 4-Dec-18  | \$295,000   | Coop          | 550   |



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