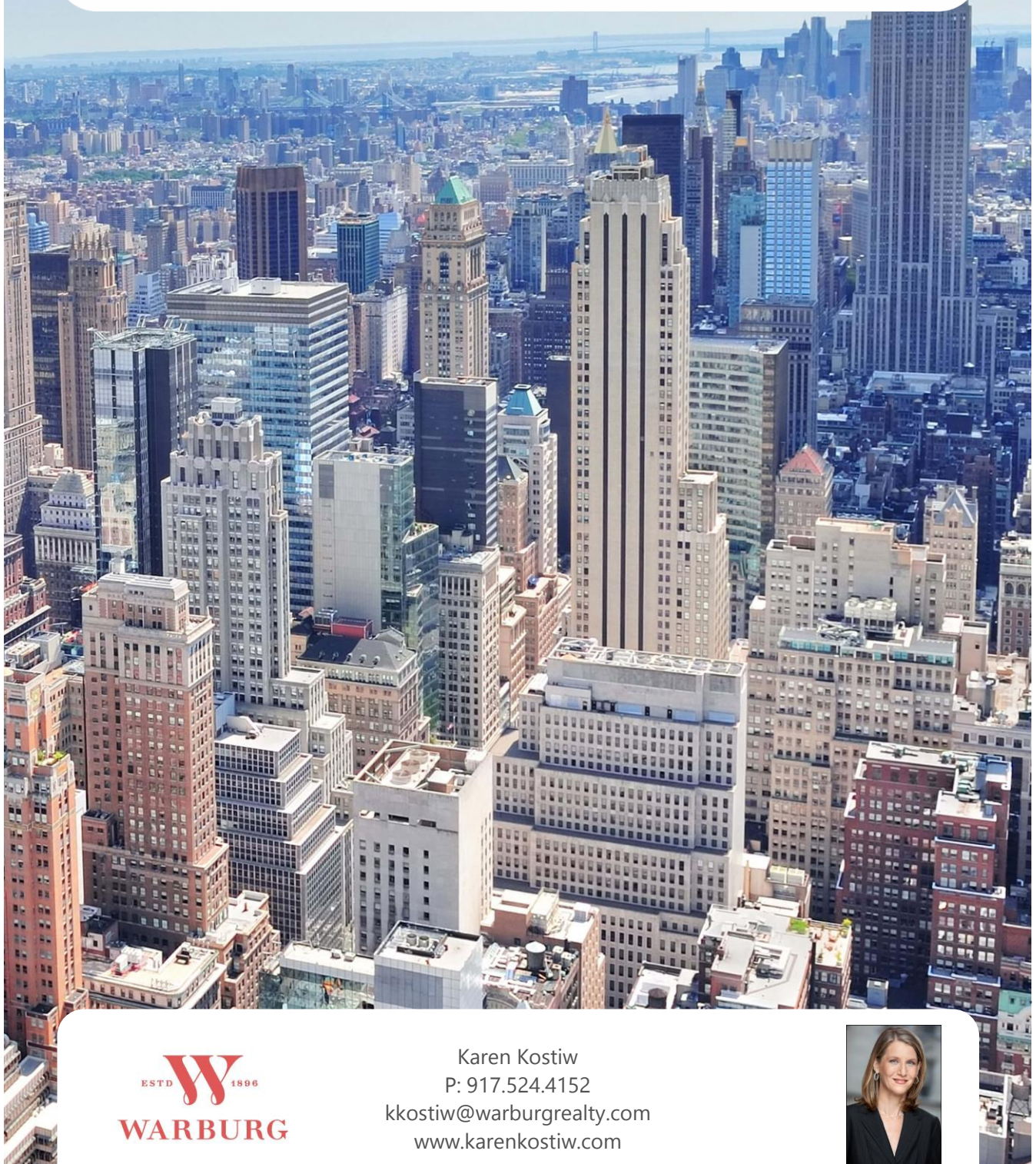


HUDSON SQUARE

A quarterly analysis of residential sales
in Hudson Square, Manhattan

1st Quarter 2019



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Residential Market Report, 1st Quarter 2019

Hudson Square, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$2.42M

9% YoY

NO. OF TRANSACTIONS

13

0% YoY

MEDIAN PRICE/SQ.FT.

\$1,810

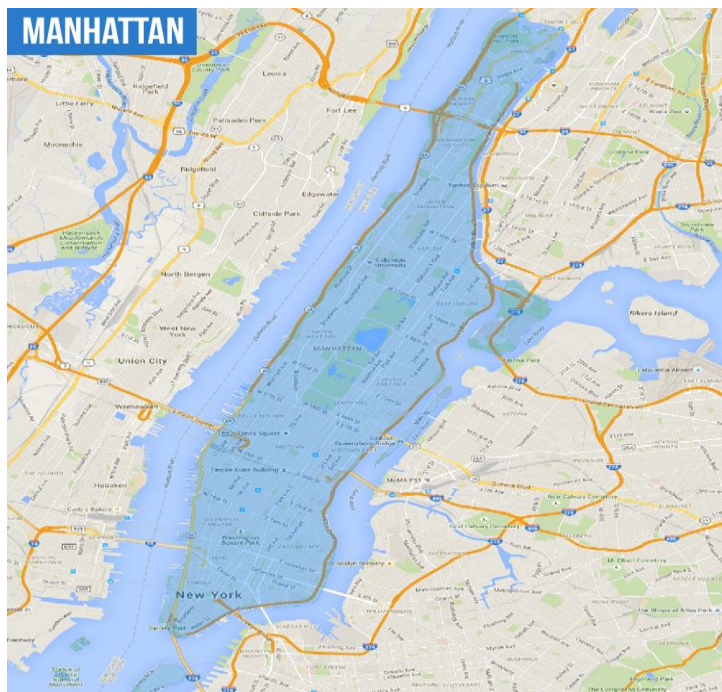
4% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.12M

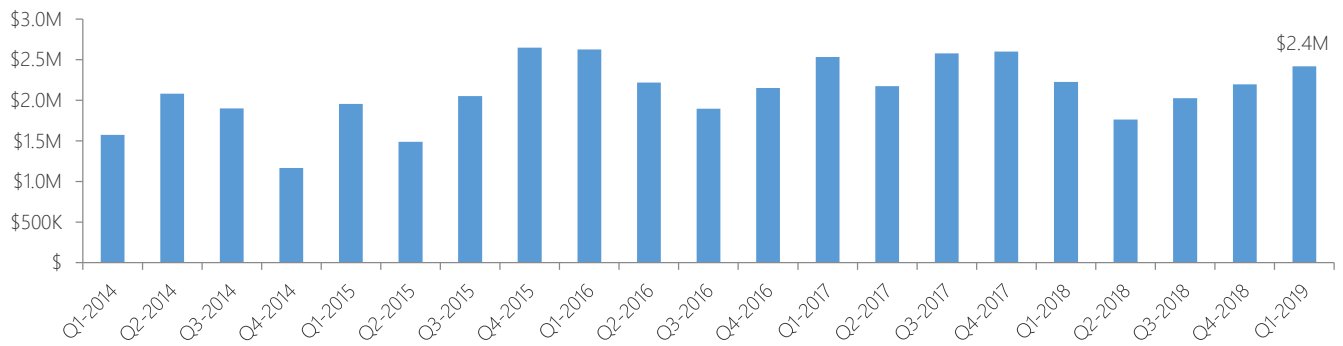
3% YoY

NEIGHBORHOOD BOUNDARIES

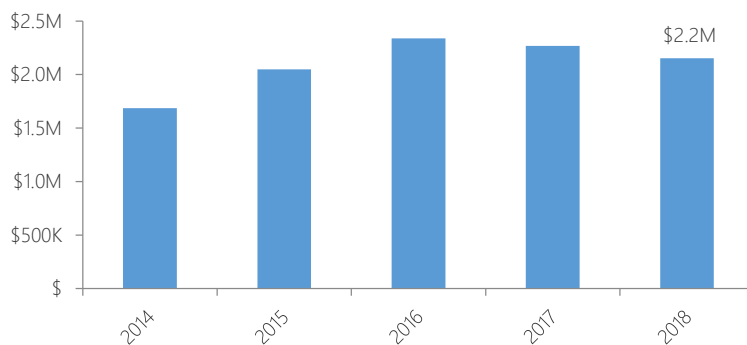


RESIDENTIAL STATS

Median Sale Price by Quarter

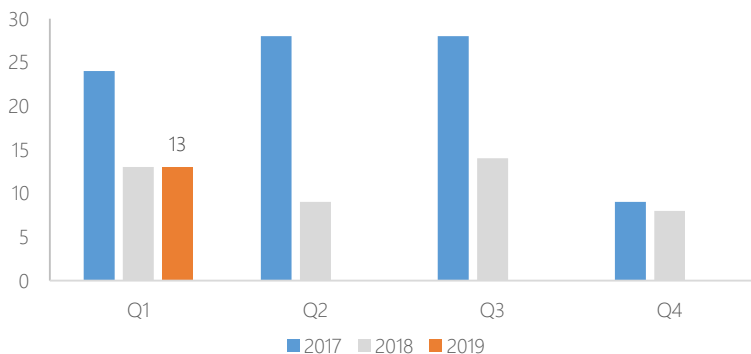


Median Sale Price by Year



Number of Transactions

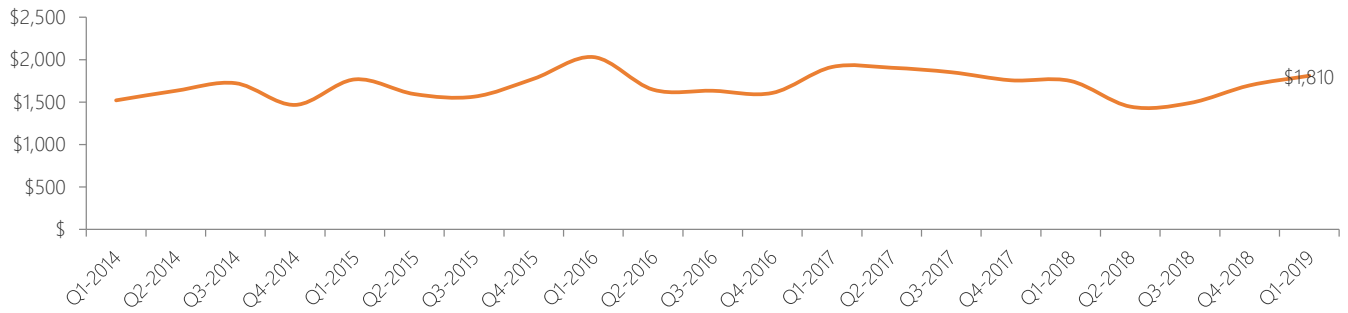
Quarter	2014	2015	2016	2017	2018	2019
Q1	15	3	24	24	13	13
Q2	14	11	16	28	9	
Q3	19	11	10	28	14	
Q4	6	10	13	9	8	



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Median Sale Price per Square Foot

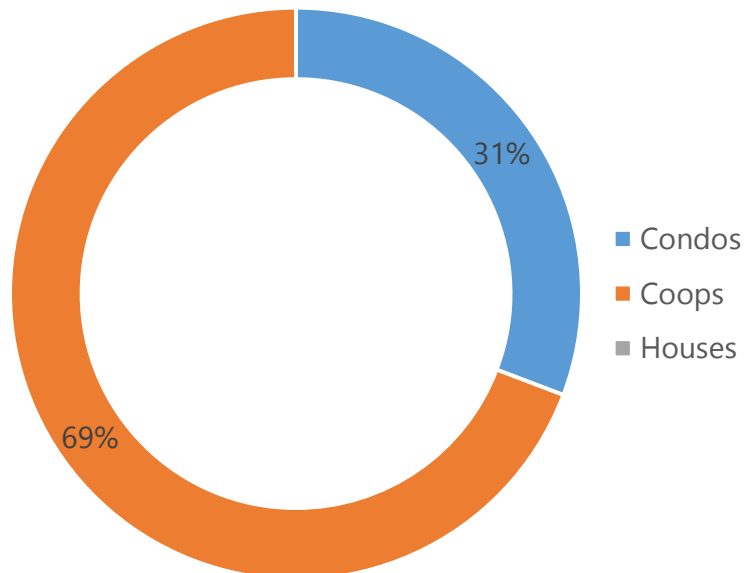


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,800,000	27%	\$1,874	7%	4
Coops	\$2,116,984	-8%	\$1,455	-13%	9
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
500 Greenwich St #601	1-00595-1017	19-Feb-19	\$8,387,500	Condo	4,476
70 Charlton St #14E	1-00580-0011	13-Mar-19	\$5,349,813	Coop	
70 Charlton St #3D	1-00580-0011	13-Mar-19	\$3,203,858	Coop	1,631
286 Spring St #4	1-00579-1004	4-Mar-19	\$3,000,000	Condo	
70 Charlton St #7F	1-00580-0011	25-Jan-19	\$2,788,914	Coop	
330 Spring St #8D	1-00595-1429	10-Jan-19	\$2,600,000	Condo	1,489
70 Charlton St #12E	1-00580-0011	25-Jan-19	\$2,233,968	Coop	
2 Charlton St #11C	1-00506-0027	27-Mar-19	\$2,000,000	Coop	
70 Charlton St #3E	1-00580-0011	7-Feb-19	\$1,989,588	Coop	
29 King St #3H	1-00520-1025	25-Feb-19	\$1,825,000	Condo	715
2 Charlton St #10H	1-00506-0027	21-Mar-19	\$1,315,000	Coop	925
2 Charlton St #7D	1-00506-0027	10-Jan-19	\$727,500	Coop	500



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