

SOHO

A quarterly analysis of residential sales
in SoHo, Manhattan

1st Quarter 2019



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Residential Market Report, 1st Quarter 2019

SoHo, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$2.9M

-7% YoY

NO. OF TRANSACTIONS

26

-30% YoY

MEDIAN PRICE/SQ.FT.

\$1,717

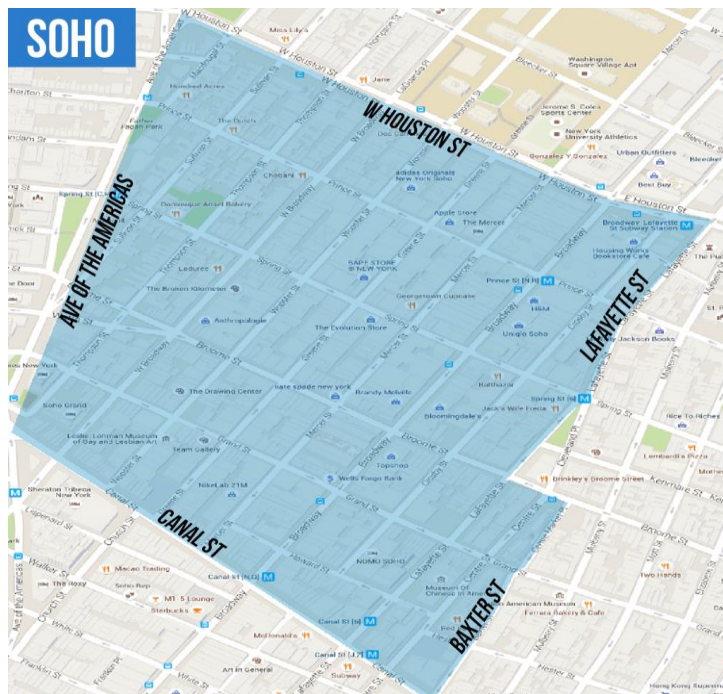
-4% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.12M

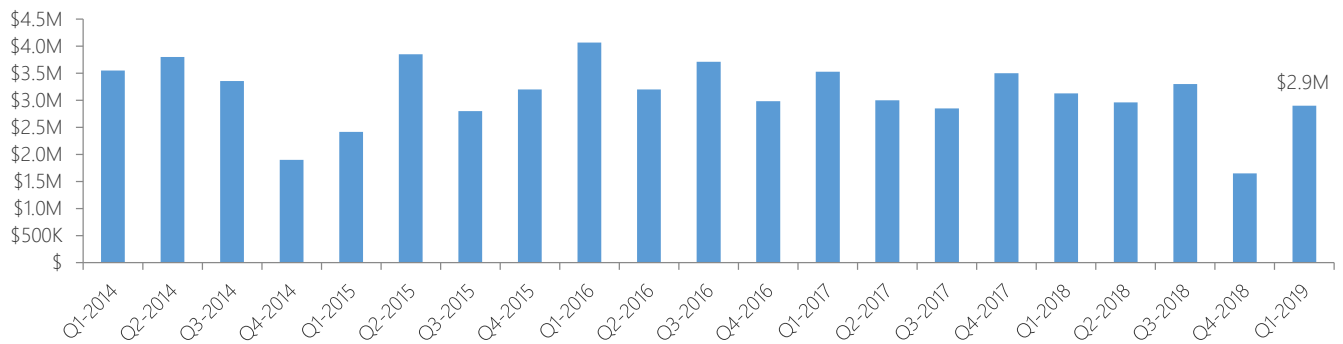
3% YoY

NEIGHBORHOOD BOUNDARIES

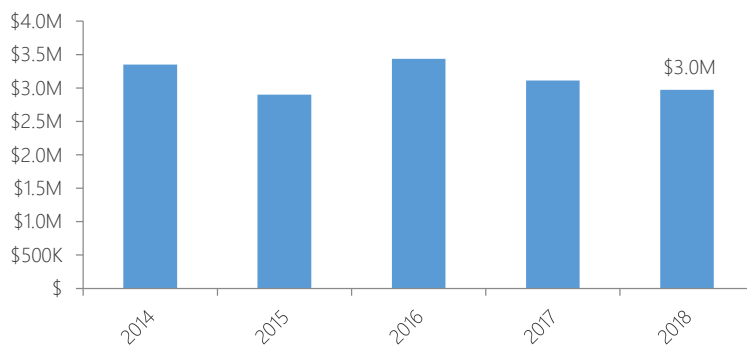


RESIDENTIAL STATS

Median Sale Price by Quarter

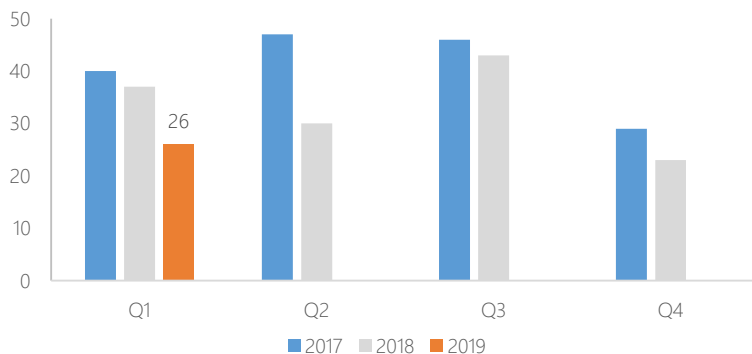


Median Sale Price by Year



Number of Transactions

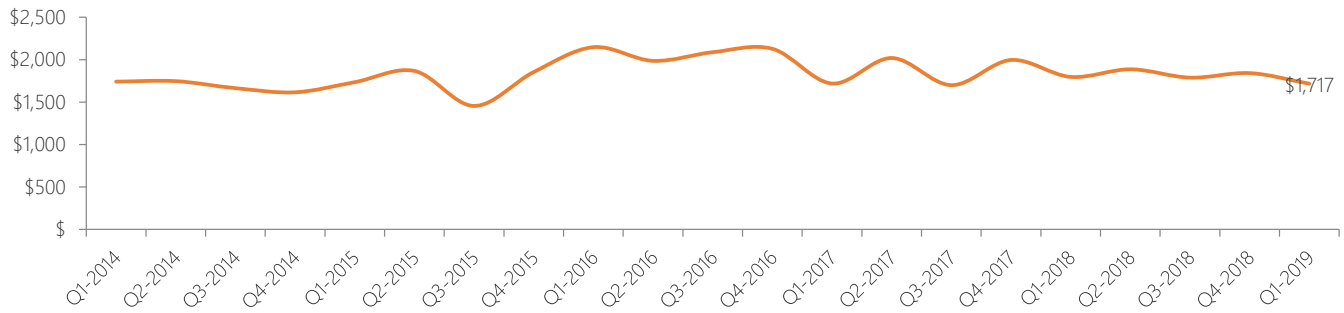
Quarter	2014	2015	2016	2017	2018	2019
Q1	29	34	47	40	37	26
Q2	34	37	51	47	30	
Q3	40	27	54	46	43	
Q4	34	25	28	29	23	



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Median Sale Price per Square Foot

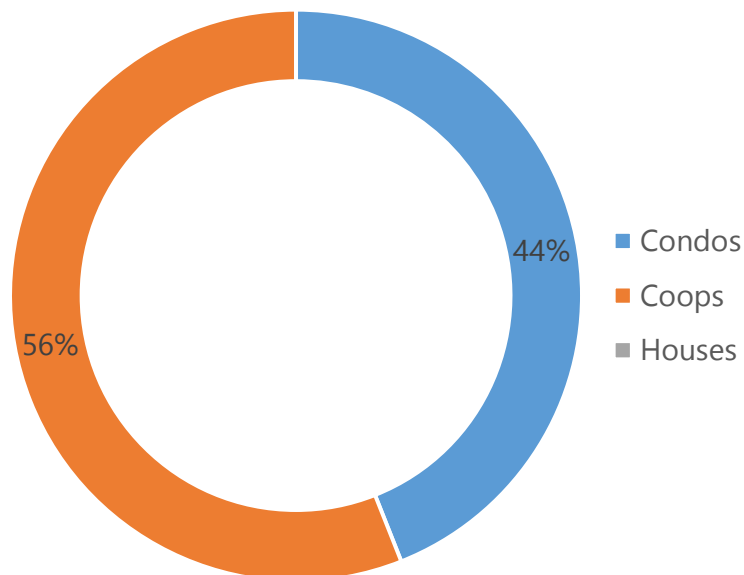


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$4,000,000	-42%	\$1,870	-18%	11
Coops	\$2,487,500	6%	\$1,644	14%	14
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
10 Sullivan St #6A	1-00490-1114	9-Jan-19	\$10,250,000	Condo	3,122
311 W Broadway #PHE	1-00228-1238	5-Feb-19	\$8,437,000	Condo	3,478
42 Crosby St #5N	1-00483-1110	14-Mar-19	\$6,750,000	Condo	
386 W Broadway #B	1-00488-1103	13-Mar-19	\$5,500,000	Condo	2,948
37 Greene St #2	1-00475-1404	22-Jan-19	\$4,750,000	Condo	3,082
72 Mercer St #2E	1-00484-1003	8-Jan-19	\$4,000,000	Condo	2,133
45 Crosby St #5N	1-00482-0003	17-Jan-19	\$3,940,000	Coop	2,350
454 Broome St #2	1-00485-0034	21-Mar-19	\$3,700,000	Coop	2,250
140-144 Thompson St #2G	1-00516-0007	1-Mar-19	\$3,600,000	Coop	2,400
138 Grand St #2EF	1-00473-0051	19-Feb-19	\$3,530,000	Coop	2,600
54 Mac Dougal St #C	1-00518-1503	4-Jan-19	\$3,279,656	Condo	
106 Spring St #2S	1-00485-0021	10-Jan-19	\$3,275,000	Coop	2,200
54 Mac Dougal St #B	1-00518-1502	25-Feb-19	\$2,900,000	Condo	
451 W Broadway #2N	1-00515-0001	20-Feb-19	\$2,850,000	Coop	1,660
140-144 Thompson St #4D	1-00516-0007	18-Jan-19	\$2,725,000	Coop	1,571
542 Broadway #4R	1-00497-1202	31-Jan-19	\$2,250,000	Coop	
210 Lafayette St #9C	1-00482-1143	18-Mar-19	\$2,200,000	Condo	1,129
113-115 Prince St #5ER	1-00514-0037	11-Jan-19	\$2,185,000	Coop	
426 W Broadway #3A	1-00502-1011	8-Feb-19	\$1,608,000	Condo	985
108 Wooster St #4D	1-00500-0005	28-Jan-19	\$1,600,000	Coop	
180 Avenue Of The Americas #3B	1-00504-1005	22-Jan-19	\$1,375,000	Condo	737
2 King St #6B	1-00519-0036	4-Jan-19	\$980,000	Coop	
149 Sullivan St #2C	1-00517-0009	7-Feb-19	\$637,500	Coop	
145 Sullivan St #2D	1-00517-0007	21-Mar-19	\$540,000	Coop	
110 Thompson St #3E	1-00502-0012	11-Jan-19	\$412,500	Coop	



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