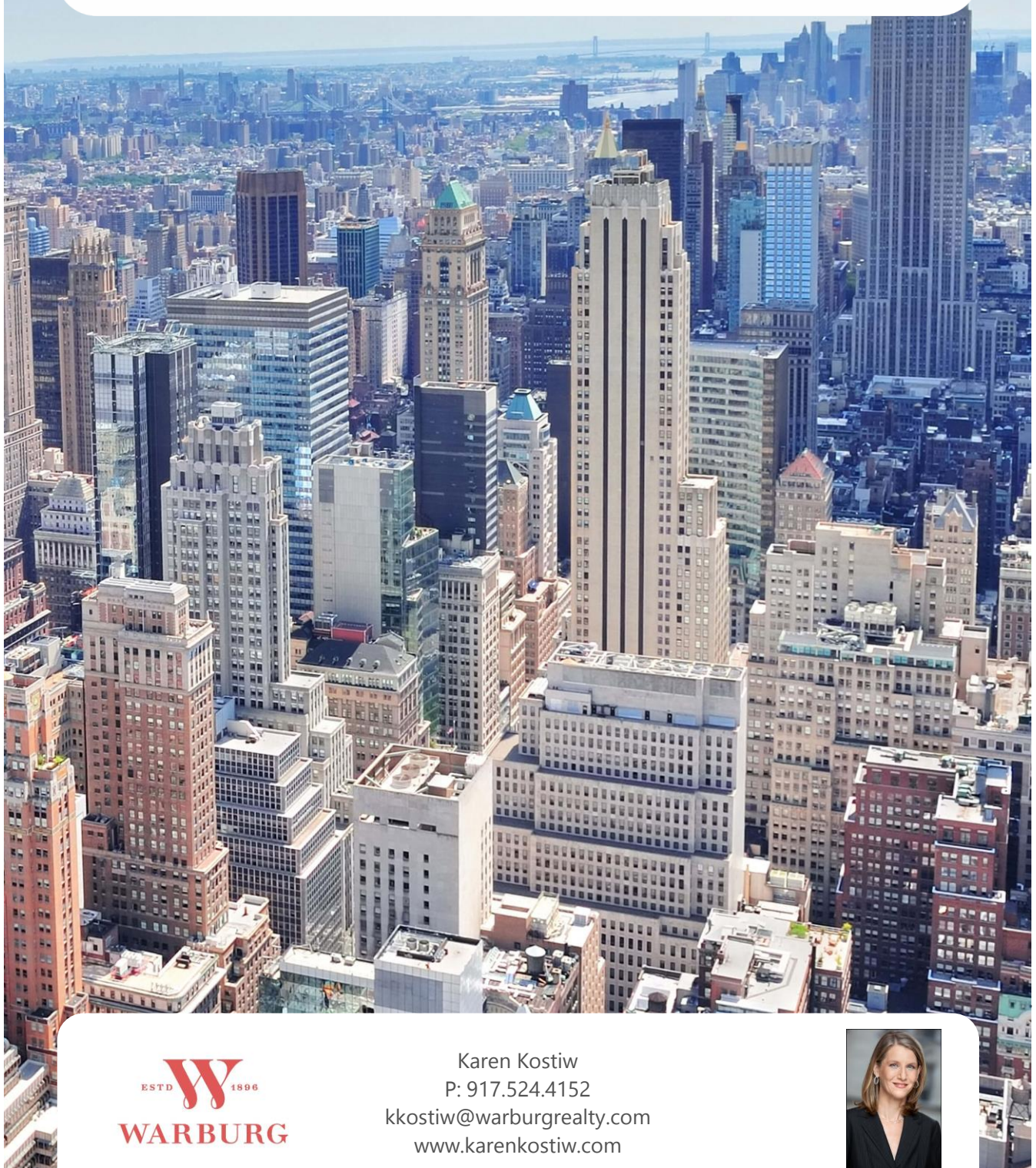


HUDSON SQUARE

A quarterly analysis of residential sales
in Hudson Square, Manhattan

2nd Quarter 2019



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



Residential Market Report, 2nd Quarter 2019

Hudson Square, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.98M

12% YoY

NO. OF TRANSACTIONS

26

189% YoY

MEDIAN PRICE/SQ.FT.

\$1,390

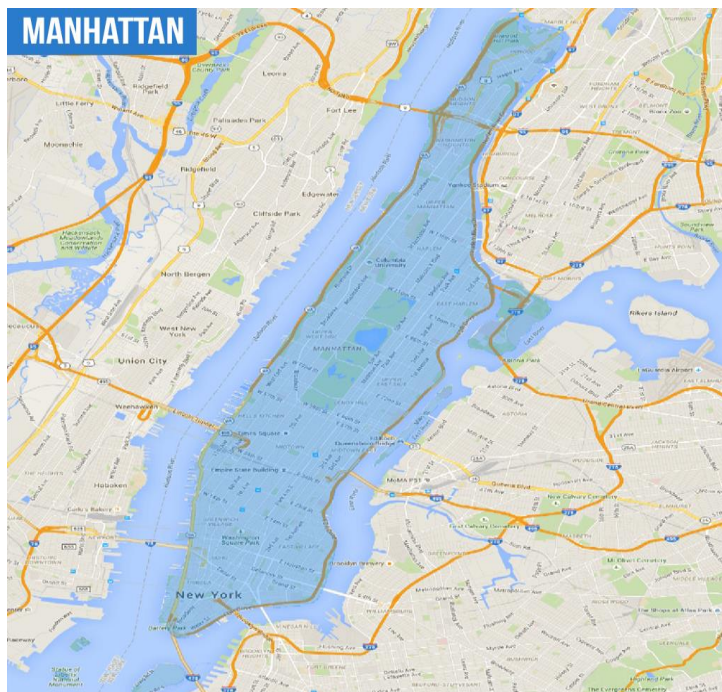
-4% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.34M

26% YoY

NEIGHBORHOOD BOUNDARIES

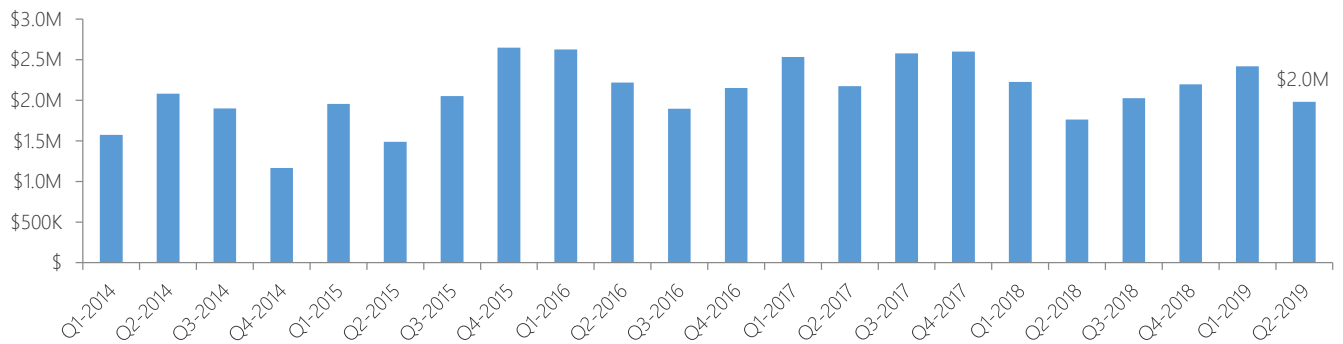


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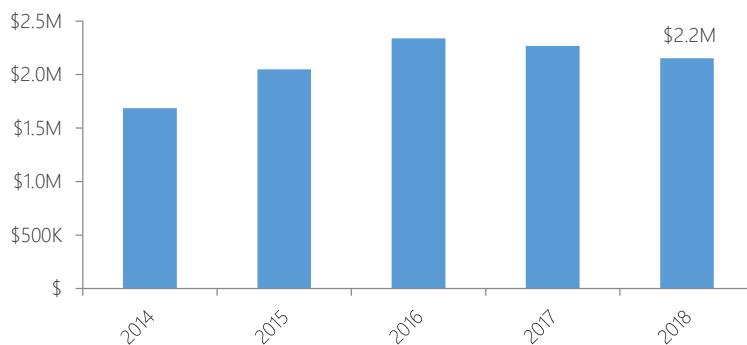


RESIDENTIAL STATS

Median Sale Price by Quarter

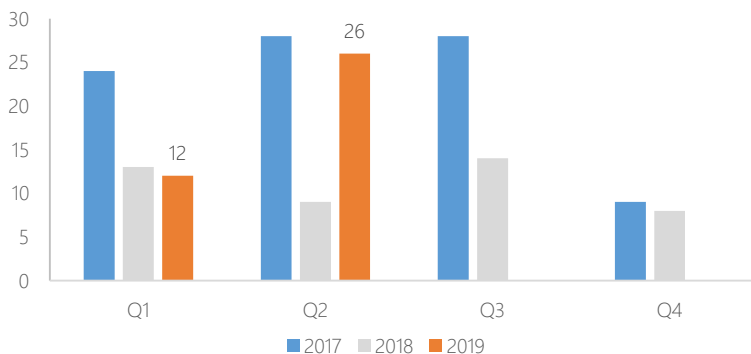


Median Sale Price by Year



Number of Transactions

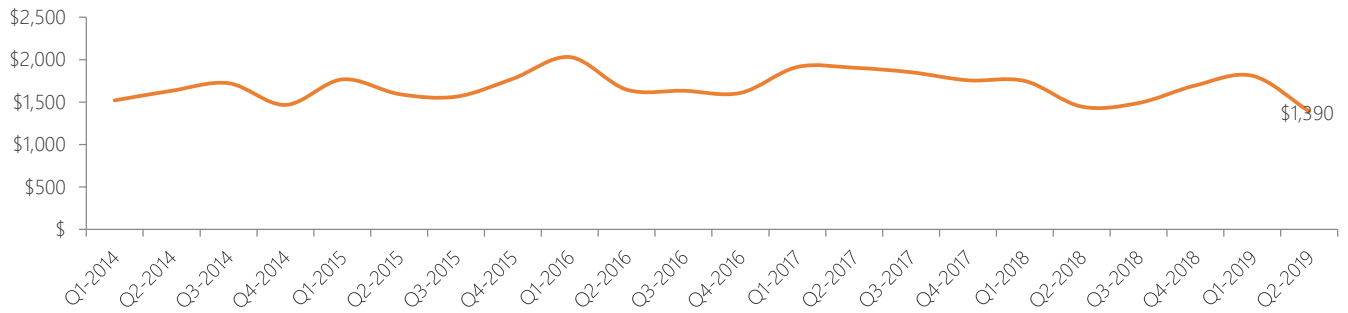
Quarter	2014	2015	2016	2017	2018	2019
Q1	15	3	24	24	13	12
Q2	14	11	16	28	9	26
Q3	19	11	10	28	14	
Q4	6	10	13	9	8	



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Median Sale Price per Square Foot

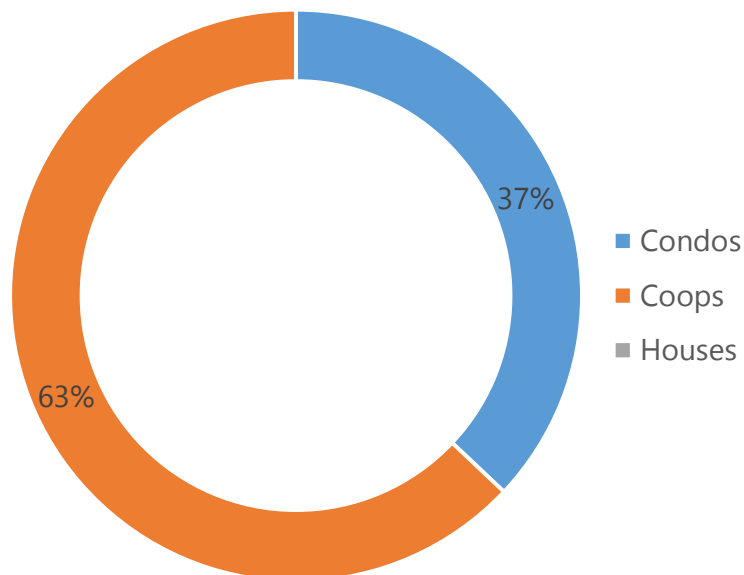


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,225,000	-30%	\$1,573	-5%	10
Coops	\$1,650,000	-6%	\$1,326	-7%	17
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
497 Greenwich St #PHA	1-00594-1224	6-Jun-19	\$5,600,000	Condo	3,560
70 Charlton St #PHA	1-00580-0011	12-Jun-19	\$5,502,550	Coop	
70 Charlton St #15E	1-00580-0011	3-Jun-19	\$4,840,688	Coop	
479-489 Greenwich St #	1-00594-1001	28-Jun-19	\$3,995,000	Condo	4,003
70 Charlton St #17C	1-00580-0011	27-Jun-19	\$3,578,058	Coop	
40 Renwick St #3	1-00594-0072	29-Apr-19	\$3,300,000	Coop	
330 Spring St #6A	1-00595-1418	16-May-19	\$3,075,000	Condo	1,722
70 Charlton St #8D	1-00580-0011	29-May-19	\$3,033,294	Coop	
70 Charlton St #6F	1-00580-0011	29-May-19	\$2,702,363	Coop	
330 Spring St #9D	1-00595-1433	4-Jun-19	\$2,660,000	Condo	1,348
70 Charlton St #10C	1-00580-0011	28-Jun-19	\$2,549,625	Coop	
505 Greenwich St #3E	1-00594-1358	16-May-19	\$2,225,000	Condo	1,335
29 King St #1A	1-00520-1001	13-May-19	\$1,980,000	Condo	880
2 Charlton St #11C	1-00506-0027	29-May-19	\$1,800,000	Coop	
2 Charlton St #5J	1-00506-0027	22-May-19	\$1,500,000	Coop	
255 Hudson St #3C	1-00594-1710	10-Jun-19	\$1,275,000	Condo	917
255 Hudson St #3G	1-00594-1714	13-Jun-19	\$1,240,000	Condo	904
50 King St #1B	1-00519-0014	15-May-19	\$1,225,000	Coop	
2 Charlton St #5K	1-00506-0027	15-Apr-19	\$1,150,000	Coop	875
50 King St #8B	1-00519-0014	21-May-19	\$1,070,000	Coop	800
255 Hudson St #3F	1-00594-1713	8-Apr-19	\$1,020,000	Condo	776
11 Charlton St #1C	1-00519-0051	5-Apr-19	\$999,000	Coop	
2 Charlton St #10F	1-00506-0027	21-Jun-19	\$850,000	Coop	
50 King St #3B	1-00519-0014	22-May-19	\$700,000	Coop	
50 King St #7C	1-00519-0014	21-May-19	\$312,500	Coop	



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