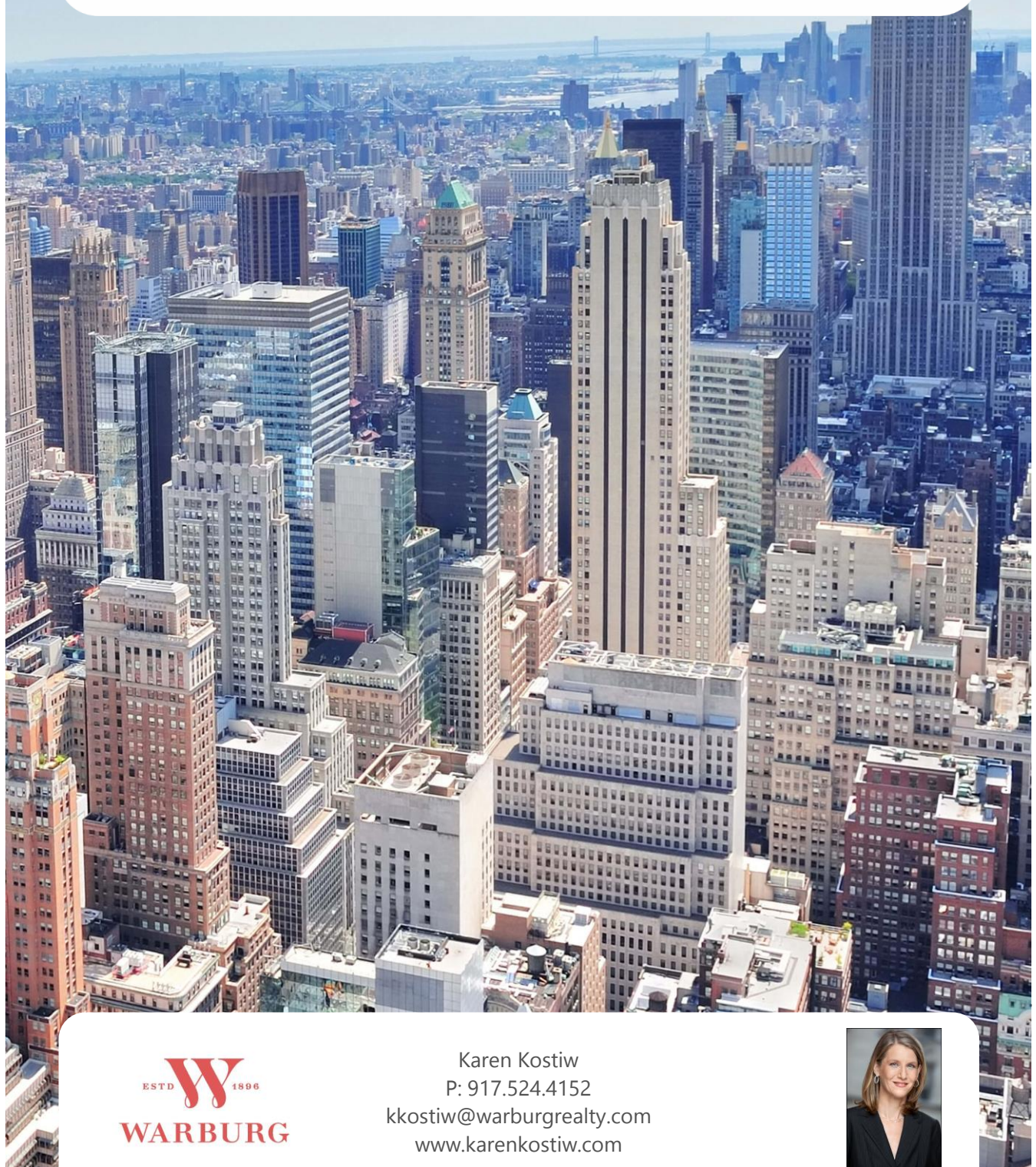


SOHO

A quarterly analysis of residential sales
in SoHo, Manhattan

2nd Quarter 2019



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



Residential Market Report, 2nd Quarter 2019

SoHo, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$3.6M

22% YoY

NO. OF TRANSACTIONS

52

73% YoY

MEDIAN PRICE/SQ.FT.

\$1,715

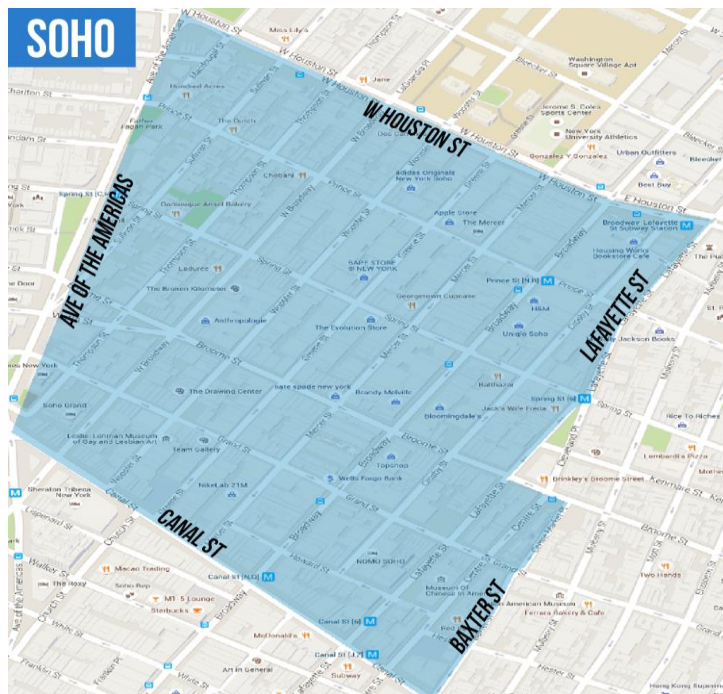
-9% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.34M

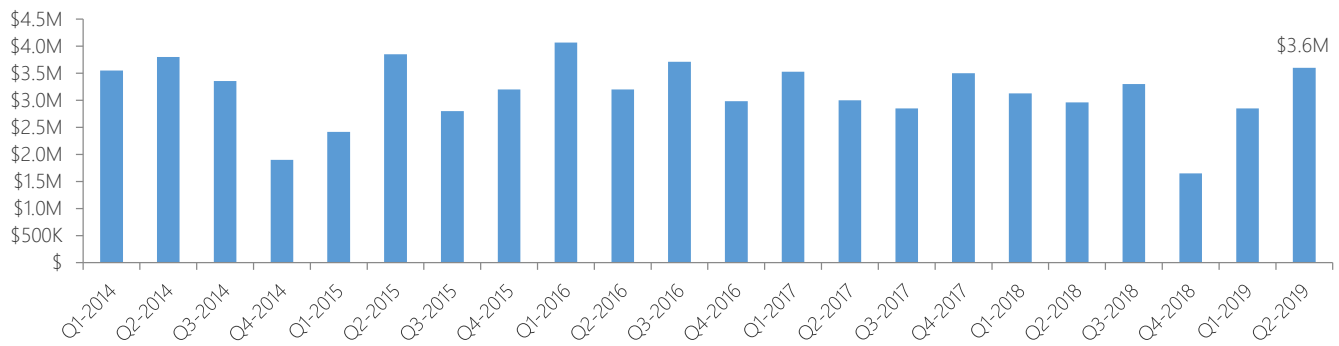
26% YoY

NEIGHBORHOOD BOUNDARIES

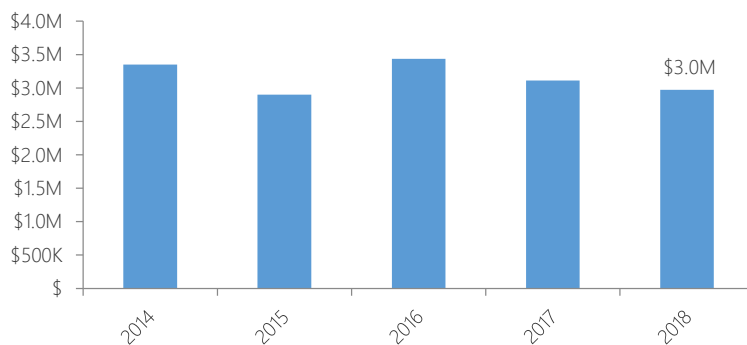


RESIDENTIAL STATS

Median Sale Price by Quarter

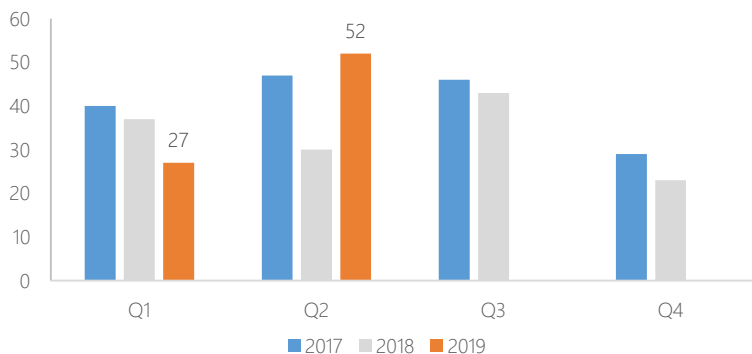


Median Sale Price by Year



Number of Transactions

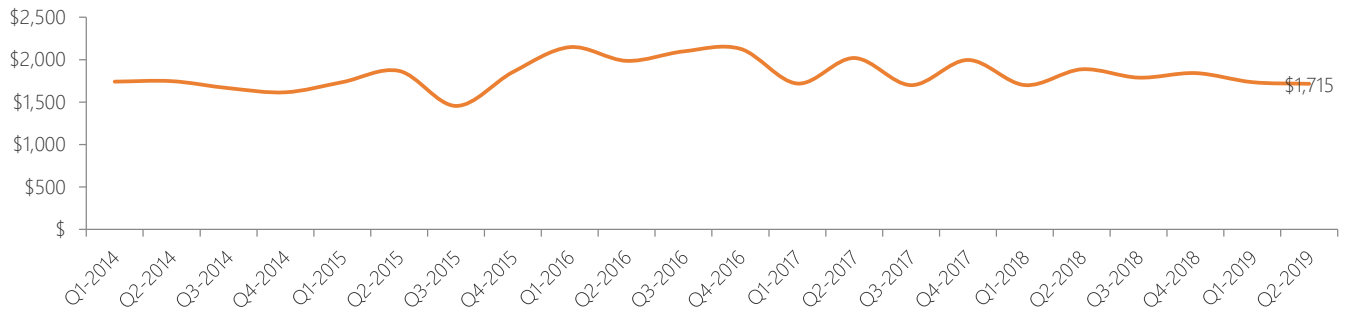
Quarter	2014	2015	2016	2017	2018	2019
Q1	29	34	47	40	37	27
Q2	34	37	51	47	30	52
Q3	40	27	54	46	43	
Q4	34	25	28	29	23	



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



Median Sale Price per Square Foot

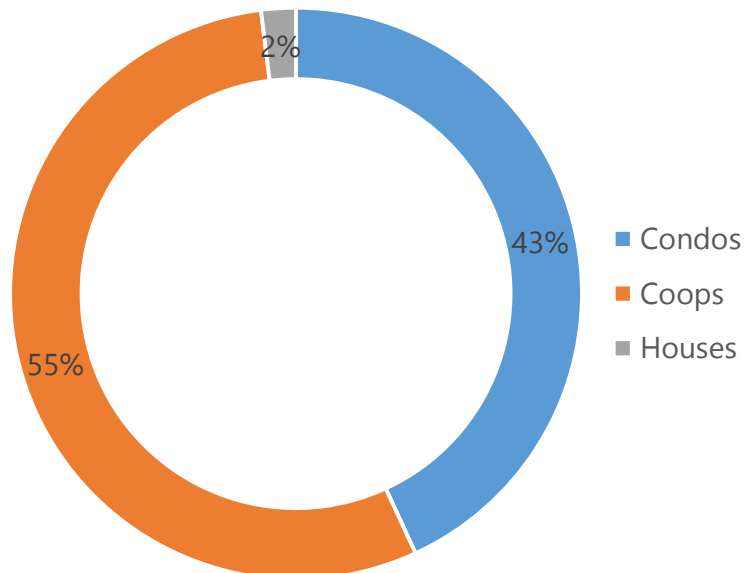


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$4,800,000	-19%	\$1,816	-12%	22
Coops	\$1,825,000	46%	\$1,600	13%	28
Houses	\$12,296,500	-	-	-	1

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
42 Crosby St #PH	1-00483-1112	18-Jun-19	\$19,102,750	Condo	
150 Wooster St #6	1-00514-1507	28-Jun-19	\$16,325,000	Condo	
180 Avenue Of The Americas #PHA	1-00504-1025	9-May-19	\$13,500,000	Condo	5,286
30 Sullivan St	1-00490-0029	5-Apr-19	\$12,296,500	House	
54 Mac Dougal St #D	1-00518-1504	28-Jun-19	\$9,050,000	Condo	
148 Greene St #4E	1-00513-0010	28-Jun-19	\$7,500,000	Coop	
21 Mercer St #5	1-00230-1005	3-May-19	\$7,100,000	Condo	3,096
284 Lafayette St #5C	1-00510-0006	27-Jun-19	\$6,665,000	Coop	2,720
42 Crosby St #2N	1-00483-1104	26-Jun-19	\$6,600,000	Condo	
451 Broome St #10W	1-00474-0029	16-May-19	\$6,500,000	Coop	
20 Greene St #5B	1-00230-1210	18-Jun-19	\$5,739,500	Condo	2,625
25 W Houston St #7C	1-00513-1227	16-May-19	\$5,700,000	Condo	1,589
53 Greene St #3	1-00475-1803	25-Apr-19	\$5,600,000	Condo	2,771
23 Wooster St #3	1-00228-1423	19-Jun-19	\$5,537,500	Condo	
133 Wooster St #6F	1-00515-0037	30-May-19	\$5,450,000	Coop	
284 Lafayette St #3D	1-00510-0006	28-Jun-19	\$5,350,000	Coop	2,921
459 W Broadway #2N	1-00515-0004	17-Apr-19	\$5,100,000	Coop	3,000
136 Baxter St #2A	1-00235-1001	27-Jun-19	\$4,800,000	Condo	3,437
136 Baxter St #1A	1-00235-1001	27-Jun-19	\$4,800,000	Condo	3,437
20 Greene St #4A	1-00230-1207	18-Jun-19	\$4,750,000	Condo	2,827
22 Wooster St #5C	1-00229-0020	20-Jun-19	\$4,300,000	Coop	
108 Wooster St #6D	1-00500-0005	25-Jun-19	\$4,050,000	Coop	
113-115 Prince St #3	1-00514-0037	25-Jun-19	\$3,750,000	Coop	
311 W Broadway #6E	1-00228-1226	9-May-19	\$3,650,000	Condo	2,300
115 Mercer St #3B	1-00499-1406	8-May-19	\$3,600,000	Condo	1,982
54 Mac Dougal St #A	1-00518-1501	21-Jun-19	\$3,520,000	Condo	
105-113 Wooster St #5D	1-00501-1010	28-Jun-19	\$3,250,000	Condo	2,107
150 Thompson St #3S	1-00516-0026	6-Jun-19	\$2,700,000	Coop	
311 W Broadway #4F	1-00228-1216	18-Apr-19	\$2,550,000	Condo	1,250
25 W Houston St #2D	1-00513-1204	14-Jun-19	\$2,480,000	Condo	1,446
477 Broome St #22	1-00475-1202	14-May-19	\$2,250,000	Coop	1,500
426 W Broadway #1B	1-00502-1003	31-May-19	\$2,125,000	Condo	985
66 Crosby St #5B	1-00483-0013	1-May-19	\$2,050,000	Coop	
66 Crosby St #5G	1-00483-0013	2-May-19	\$1,825,000	Coop	1,400
108 Wooster St #5A	1-00500-0005	3-Apr-19	\$1,825,000	Coop	
108 Wooster St #3D	1-00500-0005	17-May-19	\$1,650,000	Coop	1,200
116-118 Wooster St #4B	1-00500-1009	22-Apr-19	\$1,600,000	Condo	1,268
208-210 Avenue Of The Americas #6FG	1-00519-0044	20-Jun-19	\$1,582,000	Coop	
203 Spring St #5	1-00504-0039	18-Apr-19	\$850,000	Coop	
203 Spring St #20	1-00504-0039	18-Apr-19	\$835,000	Coop	
203 Spring St #13	1-00504-0039	4-Apr-19	\$800,000	Coop	
203 Spring St #1	1-00504-0039	18-Apr-19	\$750,000	Coop	
149 Sullivan St #6C	1-00517-0009	4-Apr-19	\$710,000	Coop	
149 Sullivan St #4C	1-00517-0009	26-Apr-19	\$647,500	Coop	
141 Sullivan St #4	1-00517-0005	15-Apr-19	\$611,000	Coop	
208-210 Avenue Of The Americas #5F	1-00519-0044	22-Apr-19	\$587,000	Coop	
349 W Broadway #6	1-00475-0007	7-May-19	\$430,000	Coop	
101 Thompson St #9	1-00503-0028	4-Jun-19	\$280,000	Coop	
458 Broome St #5	1-00485-0036	18-Apr-19	\$206,435	Coop	



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

