

THEATRE DISTRICT - TIMES SQUARE

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

2nd Quarter 2019



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



Residential Market Report, 2nd Quarter 2019

Theatre District - Times Square, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.02M

-8% YoY

NO. OF TRANSACTIONS

21

5% YoY

MEDIAN PRICE/SQ.FT.

\$1,277

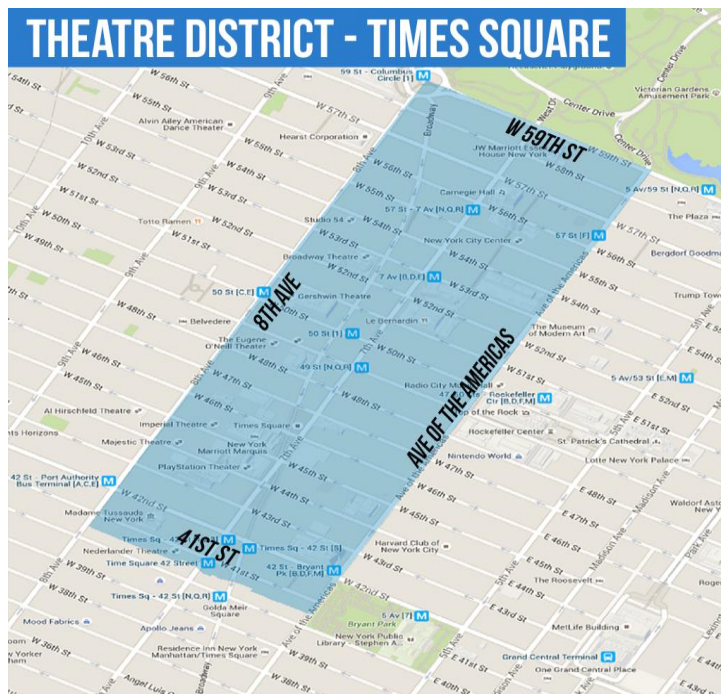
-11% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.34M

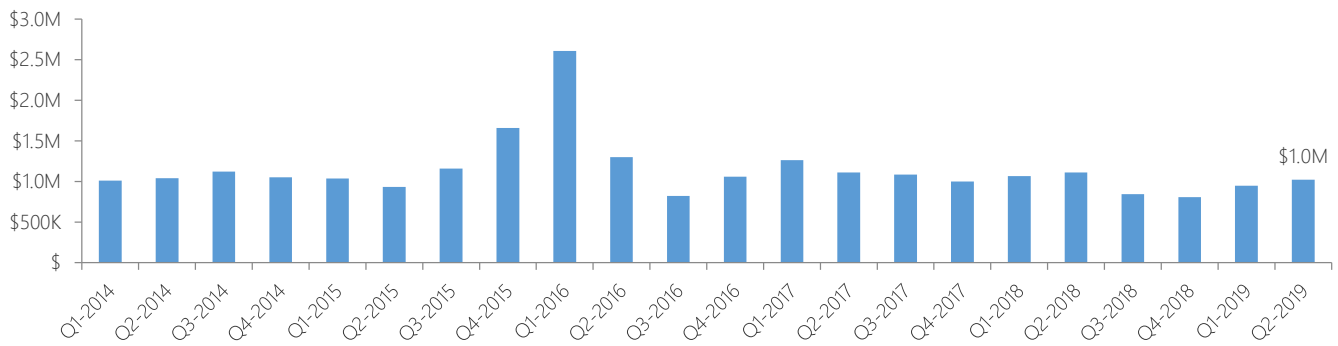
26% YoY

NEIGHBORHOOD BOUNDARIES

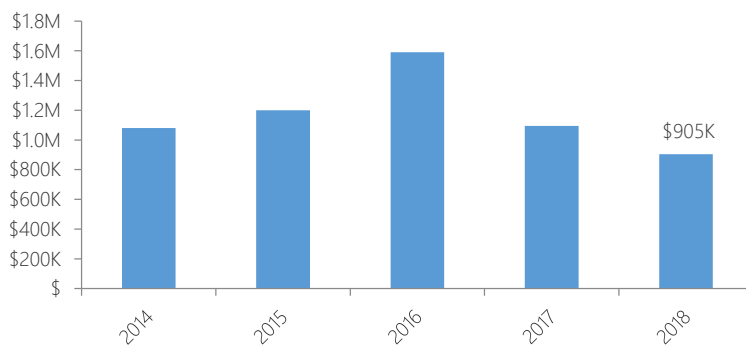


RESIDENTIAL STATS

Median Sale Price by Quarter

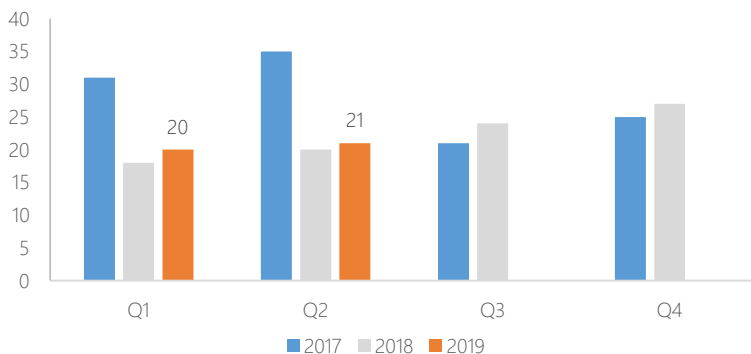


Median Sale Price by Year



Number of Transactions

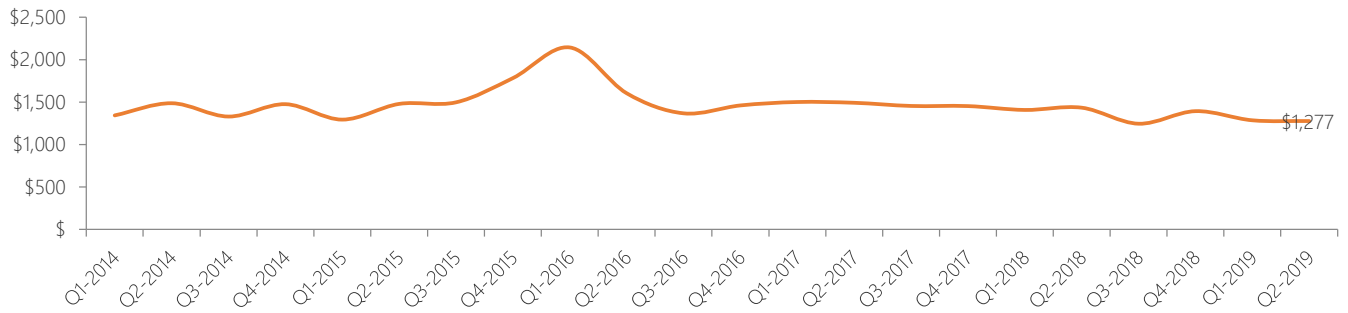
Quarter	2014	2015	2016	2017	2018	2019
Q1	25	32	64	31	18	20
Q2	32	46	37	35	20	21
Q3	34	39	33	21	24	
Q4	31	64	23	25	27	



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



Median Sale Price per Square Foot

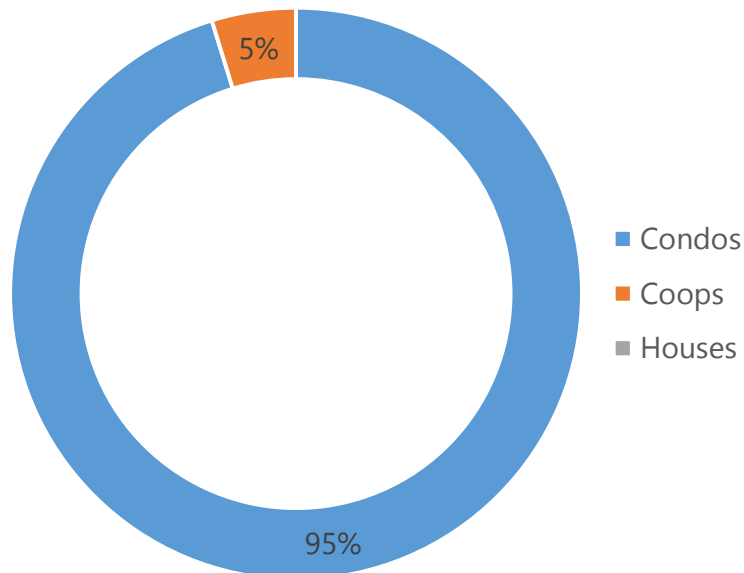


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,050,000	-19%	\$1,312	-10%	20
Coops	\$950,000	77%	\$792	3%	1
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
146 W 57th St #76A	1-01009-1060	30-Apr-19	\$5,400,000	Condo	2,092
146 W 57th St #68D	1-01009-1178	7-Jun-19	\$3,925,000	Condo	1,590
135 W 52nd St #17B	1-01005-1050	8-May-19	\$3,316,500	Condo	1,629
146 W 57th St #45A	1-01009-1029	2-May-19	\$2,700,000	Condo	1,463
146 W 57th St #41D	1-01009-1157	21-Jun-19	\$2,360,000	Condo	1,490
156 W 56th St #6002	1-01008-1398	6-May-19	\$1,800,000	Condo	1,057
247 W 46th St #2602	1-01018-1243	30-May-19	\$1,500,000	Condo	999
146 W 57th St #38B	1-01009-1066	13-May-19	\$1,375,000	Condo	1,048
159 W 53rd St #25E	1-01006-1110	5-Apr-19	\$1,357,500	Condo	1,213
247 W 46th St #2405	1-01018-1234	8-May-19	\$1,050,000	Condo	748
247 W 46th St #408	1-01018-1127	11-Jun-19	\$993,000	Condo	800
150 W 55th St #7C	1-01007-0054	17-May-19	\$950,000	Coop	1,200
150 W 51st St #198	1-01003-1369	4-Jun-19	\$850,000	Condo	720
825 Seventh Ave #16F	1-01006-1039	14-Jun-19	\$790,000	Condo	739
150 W 51st St #1720	1-01003-1318	21-Jun-19	\$742,500	Condo	523
1600 Broadway #15F	1-01020-1172	14-May-19	\$670,000	Condo	592
150 W 51st St #1416	1-01003-1216	8-May-19	\$635,000	Condo	525
150 W 51st St #1415	1-01003-1215	8-May-19	\$635,000	Condo	544
150 W 51st St #1925	1-01003-1385	2-May-19	\$545,000	Condo	592
150 W 51st St #93	1-01003-1068	29-May-19	\$475,000	Condo	385



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

