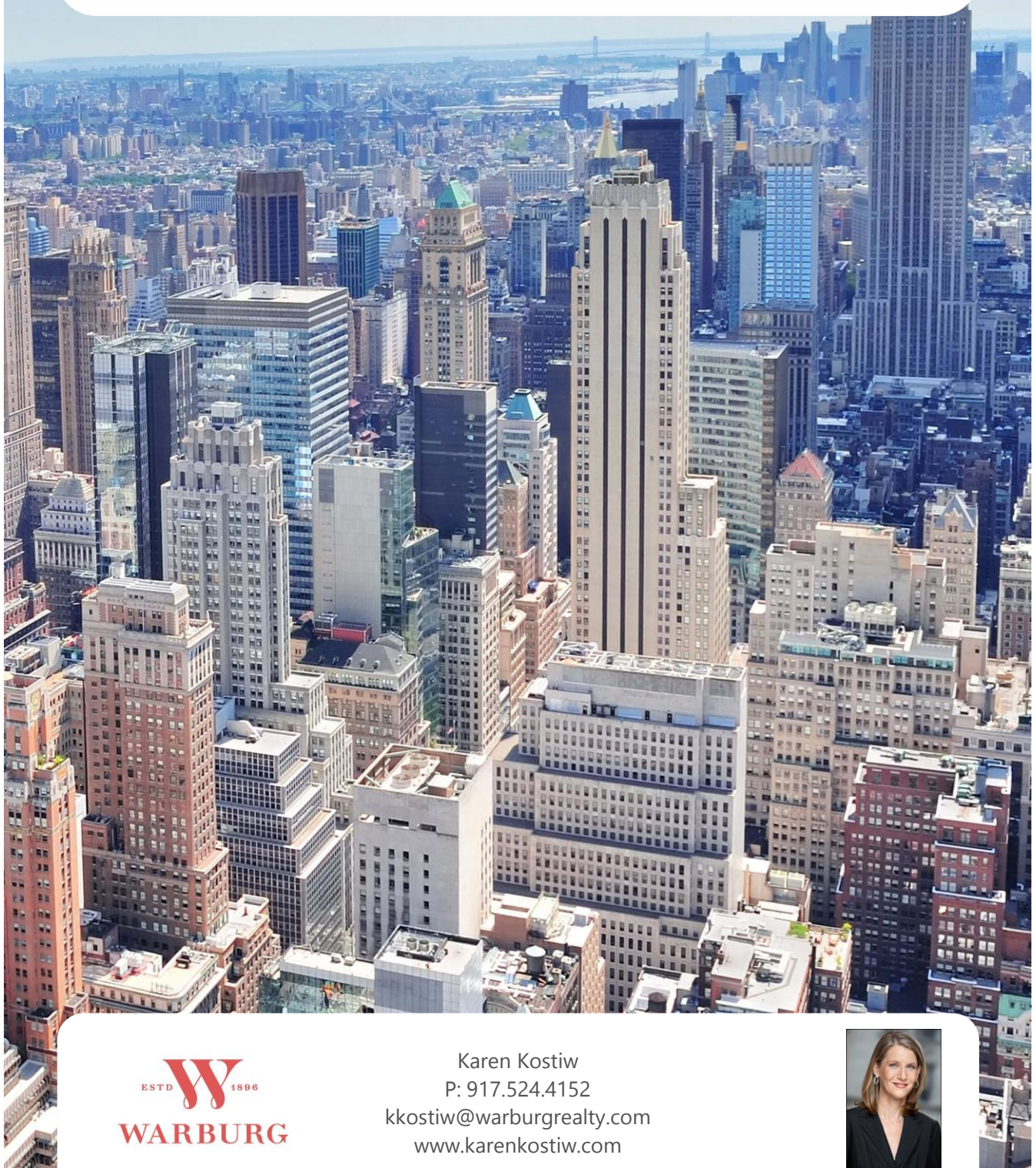


HUDSON SQUARE

A quarterly analysis of residential sales
in Hudson Square, Manhattan

3rd Quarter 2019



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Residential Market Report, 3rd Quarter 2019

Hudson Square, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.5M

-26% YoY

NO. OF TRANSACTIONS

13

-7% YoY

MEDIAN PRICE/SQ.FT.

\$1,395

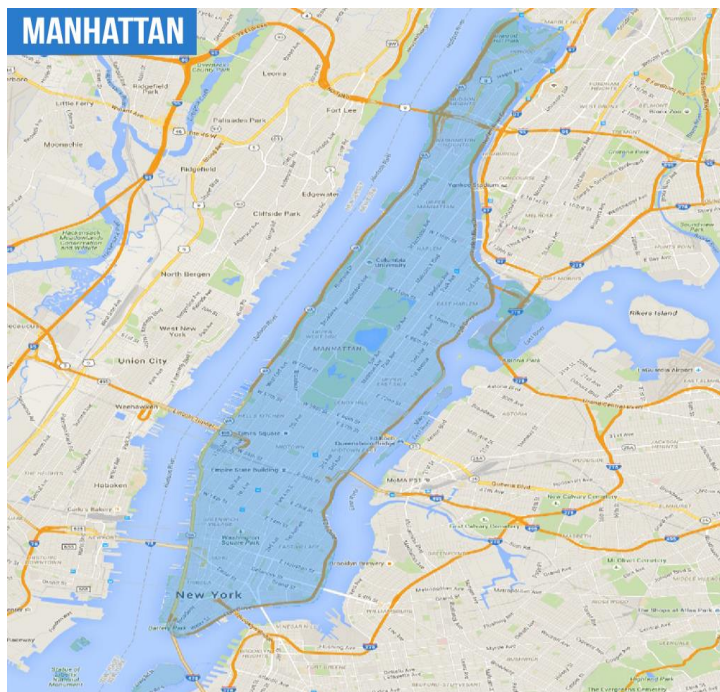
-6% YoY

MANHATTAN
MEDIAN SALE PRICE

\$995K

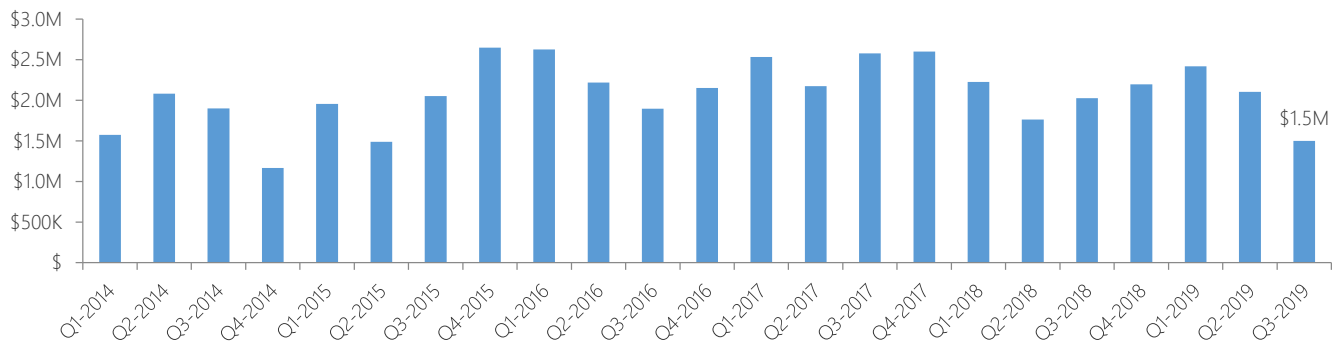
-9% YoY

NEIGHBORHOOD BOUNDARIES

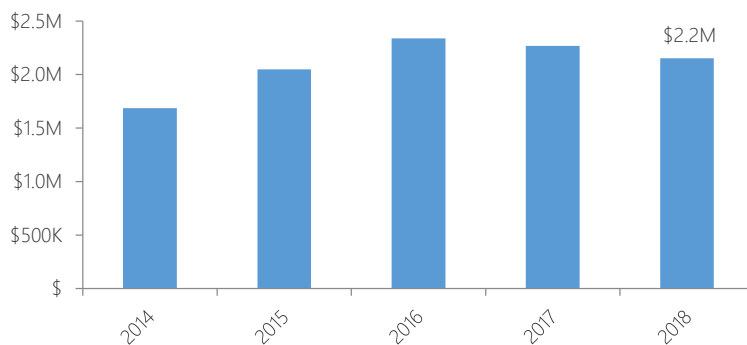


RESIDENTIAL STATS

Median Sale Price by Quarter

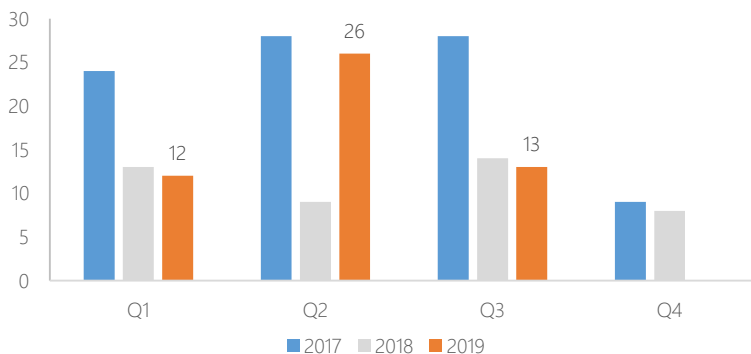


Median Sale Price by Year



Number of Transactions

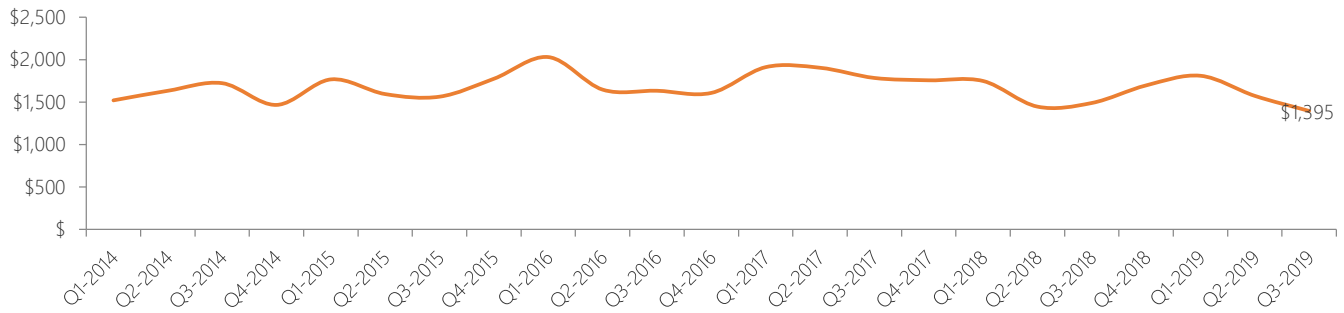
Quarter	2014	2015	2016	2017	2018	2019
Q1	15	3	24	24	13	12
Q2	14	11	16	28	9	26
Q3	19	11	10	28	14	13
Q4	6	10	13	9	8	



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Median Sale Price per Square Foot

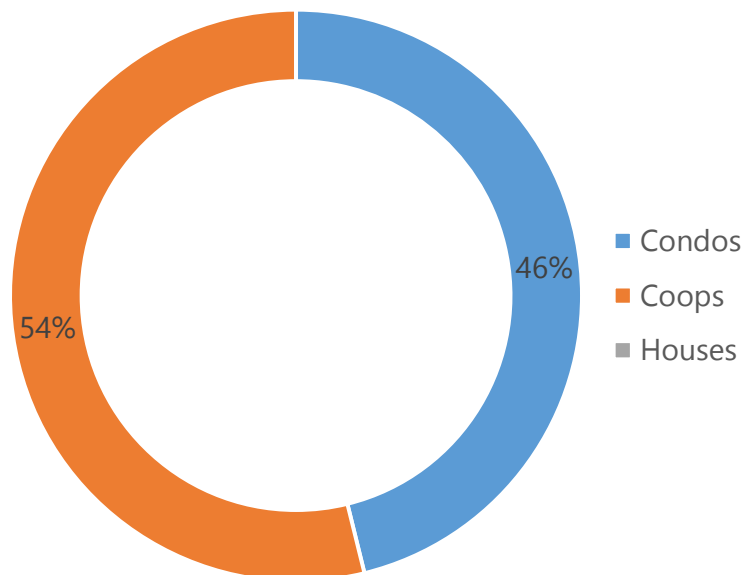


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,450,000	13%	\$1,394	-2%	6
Coops	\$915,000	-41%	\$1,500	-27%	7
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
482 Greenwich St #6	1-00595-1306	8-Aug-19	\$5,500,000	Condo	2,488
255 Hudson St #10E	1-00594-1759	17-Sep-19	\$2,615,000	Condo	1,874
304 Spring St #4E	1-00594-1607	16-Sep-19	\$2,600,000	Condo	1,460
330 Spring St #2A	1-00595-1403	15-Aug-19	\$2,300,000	Condo	1,721
255 Hudson St #4B	1-00594-1716	27-Sep-19	\$1,875,000	Condo	1,407
185 W Houston St #4AB	1-00520-0029	24-Jul-19	\$1,575,000	Coop	
42 King St #PARLO	1-00519-0018	17-Jul-19	\$1,500,000	Coop	
70 Charlton St #2D	1-00580-0011	13-Aug-19	\$1,200,000	Coop	800
255 Hudson St #5F	1-00594-1727	22-Jul-19	\$1,080,000	Condo	776
44 King St #2	1-00519-0017	24-Jul-19	\$915,000	Coop	
2 Charlton St #10D	1-00506-0027	15-Aug-19	\$725,000	Coop	
2 Charlton St #15M	1-00506-0027	12-Aug-19	\$526,000	Coop	
50 King St #2A	1-00519-0014	4-Sep-19	\$480,000	Coop	



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