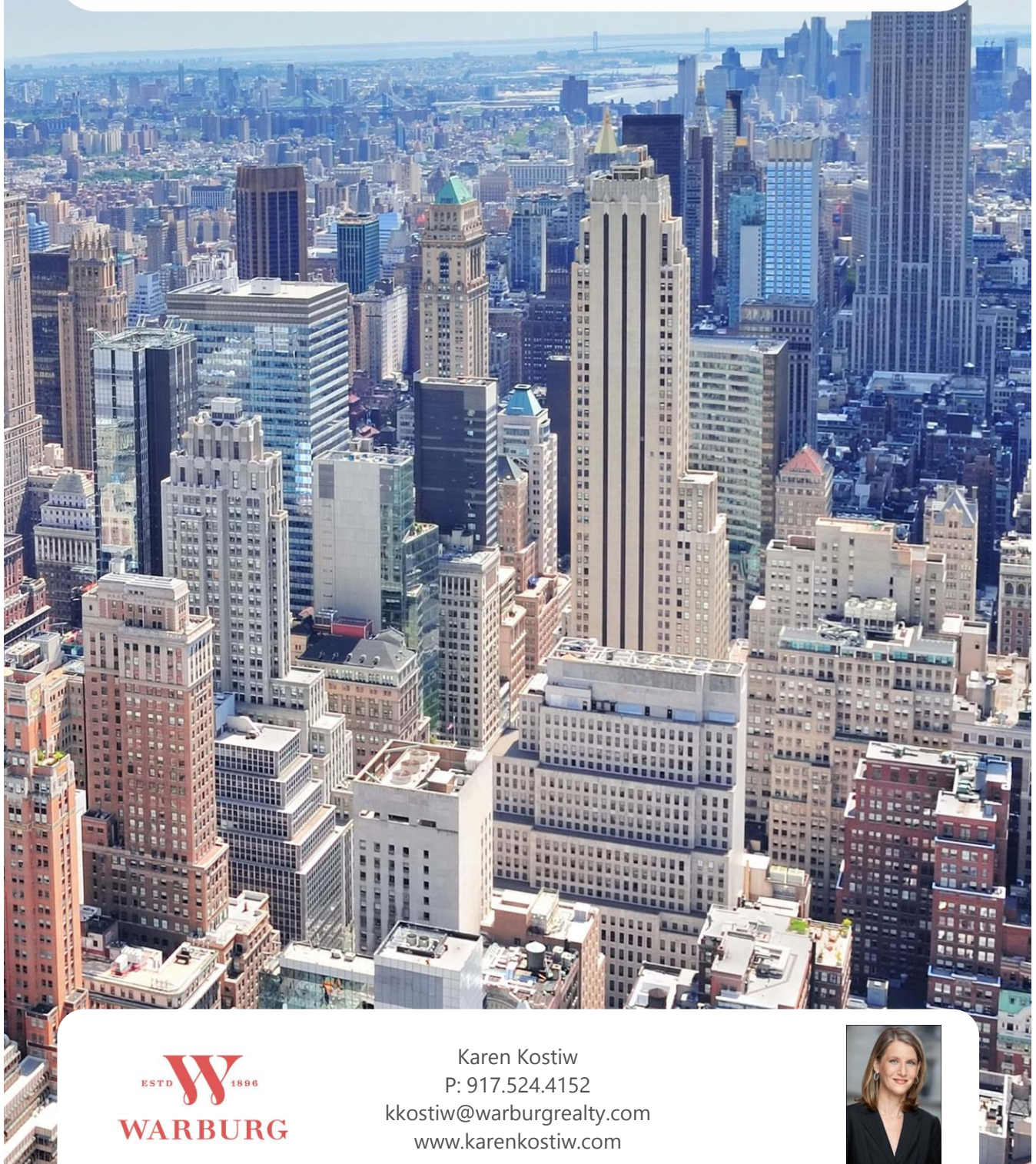


SOHO

A quarterly analysis of residential sales
in SoHo, Manhattan

3rd Quarter 2019



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



Residential Market Report, 3rd Quarter 2019

SoHo, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$2.08M

-37% YoY

NO. OF TRANSACTIONS

29

-33% YoY

MEDIAN PRICE/SQ.FT.

\$1,673

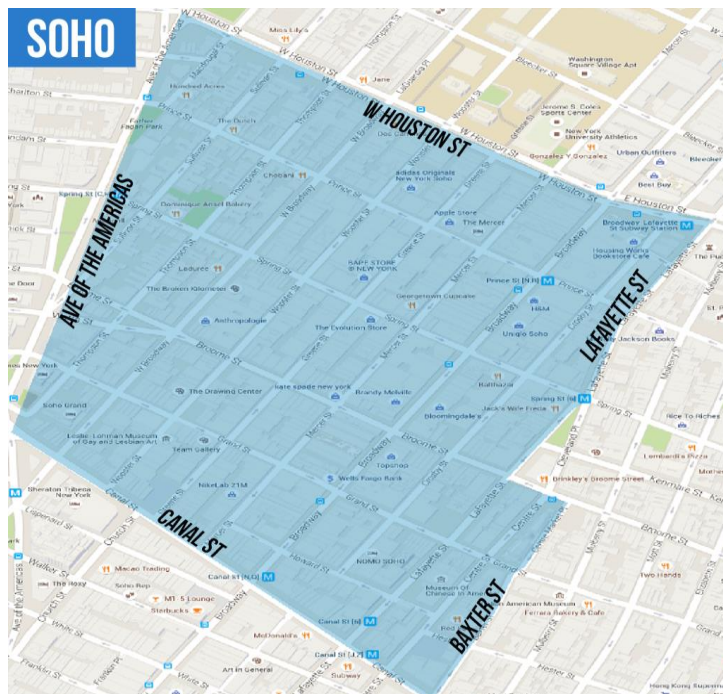
-6% YoY

MANHATTAN
MEDIAN SALE PRICE

\$995K

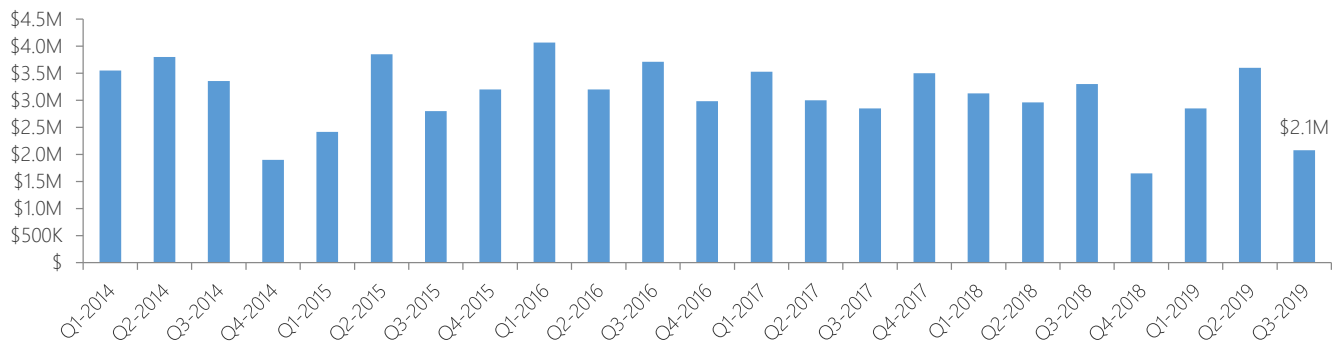
-9% YoY

NEIGHBORHOOD BOUNDARIES

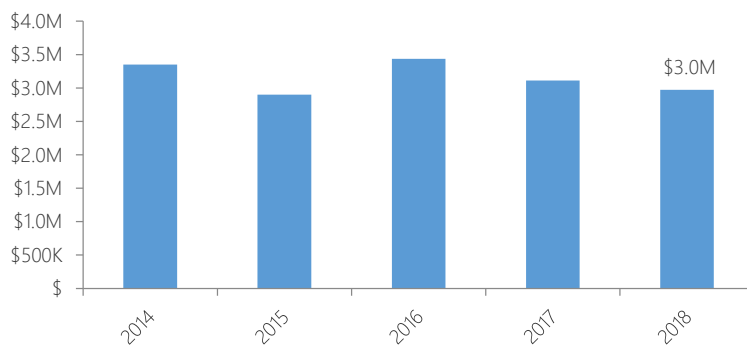


RESIDENTIAL STATS

Median Sale Price by Quarter

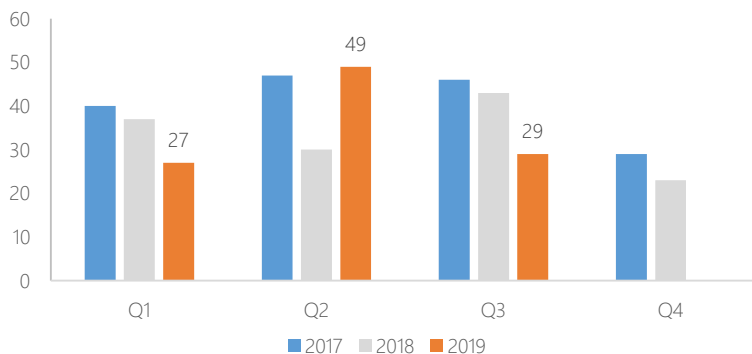


Median Sale Price by Year



Number of Transactions

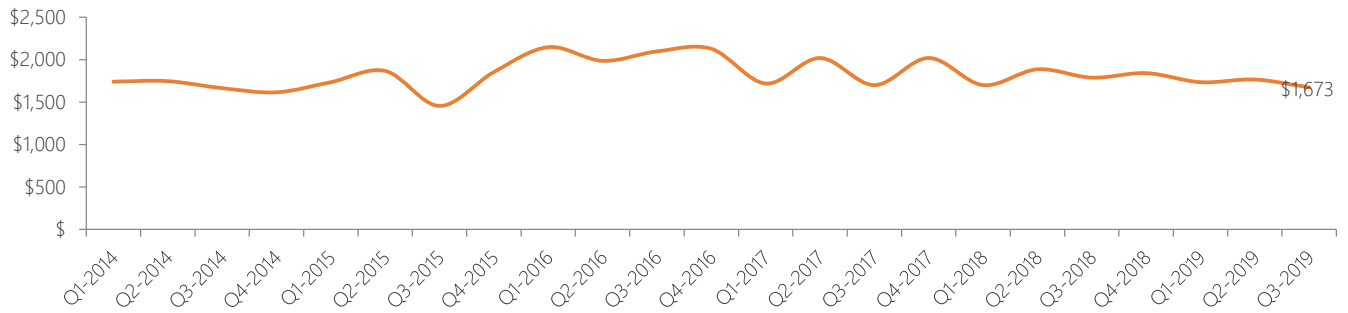
Quarter	2014	2015	2016	2017	2018	2019
Q1	29	34	47	40	37	27
Q2	34	37	51	47	30	49
Q3	40	27	54	46	43	29
Q4	34	25	28	29	23	



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Median Sale Price per Square Foot

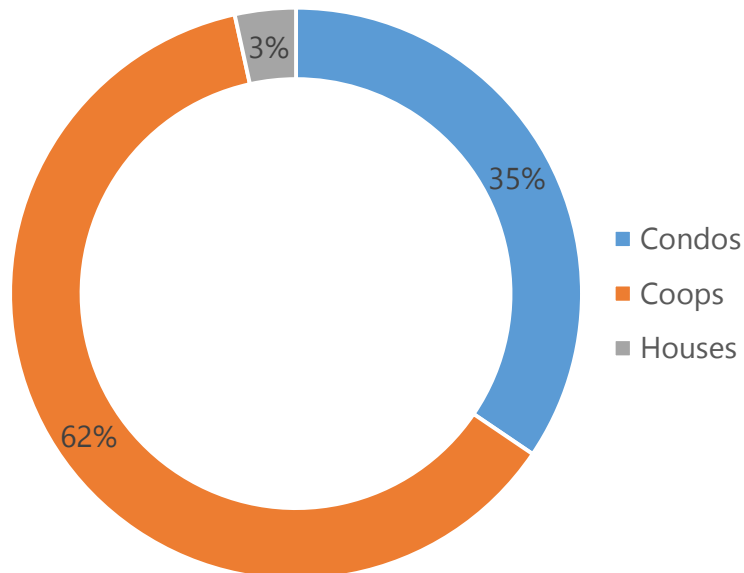


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,692,500	-49%	\$1,721	-16%	10
Coops	\$1,925,000	-27%	\$1,591	15%	18
Houses	\$12,250,000	-	\$2,659	-	1

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
50-140 Sullivan St	1-00490-0027	13-Sep-19	\$12,250,000	House	4,607
240 Centre St #5H	1-00472-1002	1-Jul-19	\$10,500,000	Coop	6,600
42-50 Wooster St #2NORE	1-00475-1324	26-Sep-19	\$4,300,000	Condo	2,614
38 Crosby St #5R	1-00473-1009	3-Sep-19	\$4,000,000	Condo	2,215
115 Mercer St #3A	1-00499-1405	29-Aug-19	\$3,800,000	Condo	2,170
30 Crosby St #M2	1-00473-1102	17-Jul-19	\$3,000,000	Condo	3,009
88 Prince St #9CD	1-00498-0007	26-Jul-19	\$2,951,500	Coop	
45 Crosby St #2N	1-00482-0003	10-Sep-19	\$2,925,000	Coop	2,100
12 Wooster St #2	1-00229-0012	12-Jul-19	\$2,750,000	Coop	2,400
129 Lafayette St #2C	1-00208-1004	15-Aug-19	\$2,750,000	Condo	2,017
311 W Broadway #3G	1-00228-1211	9-Sep-19	\$2,635,000	Condo	1,221
141 Wooster St #6C	1-00515-0031	9-Aug-19	\$2,500,000	Coop	
140-144 Thompson St #2E	1-00516-0007	18-Jul-19	\$2,400,000	Coop	
93 Greene St #5E	1-00500-1124	12-Sep-19	\$2,090,000	Condo	1,201
210 Lafayette St #3D	1-00482-1111	5-Aug-19	\$2,067,500	Condo	1,215
118 Mercer St #4M	1-00498-0015	12-Sep-19	\$2,000,000	Coop	
477 Broome St #44	1-00475-1202	5-Aug-19	\$1,995,000	Coop	1,165
37 B Crosby St #5	1-00473-0130	24-Sep-19	\$1,925,000	Coop	1,200
66 Crosby St #6C	1-00483-0013	24-Sep-19	\$1,625,000	Coop	
60 Greene St #2B	1-00485-1104	30-Jul-19	\$1,568,000	Condo	1,010
210 Lafayette St #4C	1-00482-1116	11-Jul-19	\$1,400,000	Condo	739
203 Spring St #4	1-00504-0039	25-Jul-19	\$1,325,000	Coop	
149 Sullivan St #4F	1-00517-0009	1-Jul-19	\$1,133,275	Coop	
203 Spring St #9	1-00504-0039	25-Jul-19	\$978,000	Coop	
149 Sullivan St #5D	1-00517-0009	1-Jul-19	\$803,595	Coop	
185 W Houston St #1C	1-00520-0029	23-Sep-19	\$722,000	Coop	
110 Thompson St #5D	1-00502-0012	23-Jul-19	\$390,000	Coop	
150 Sullivan St #27	1-00518-0032	1-Aug-19	\$335,000	Coop	



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