

THEATRE DISTRICT - TIMES SQUARE

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

3rd Quarter 2019



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Residential Market Report, 3rd Quarter 2019

Theatre District - Times Square, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$650K

-23% YoY

NO. OF TRANSACTIONS

19

-21% YoY

MEDIAN PRICE/SQ.FT.

\$1,195

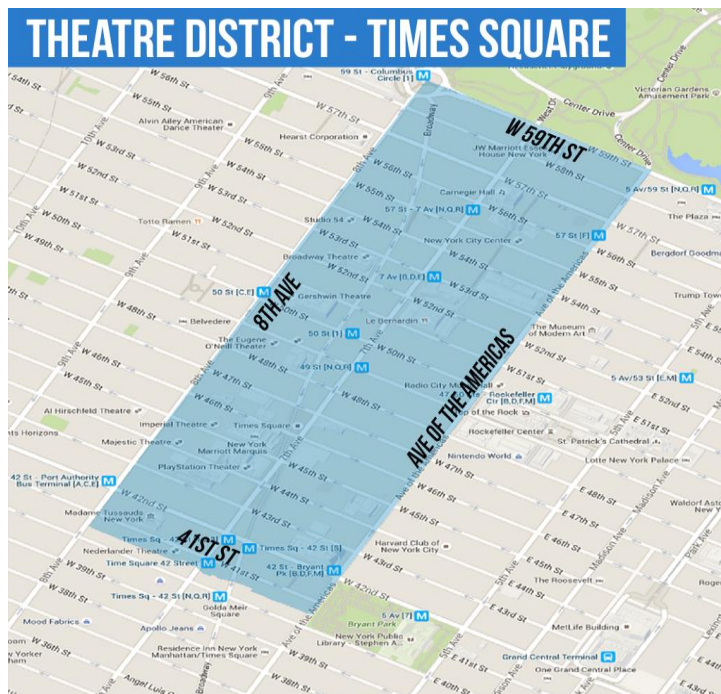
-4% YoY

MANHATTAN
MEDIAN SALE PRICE

\$995K

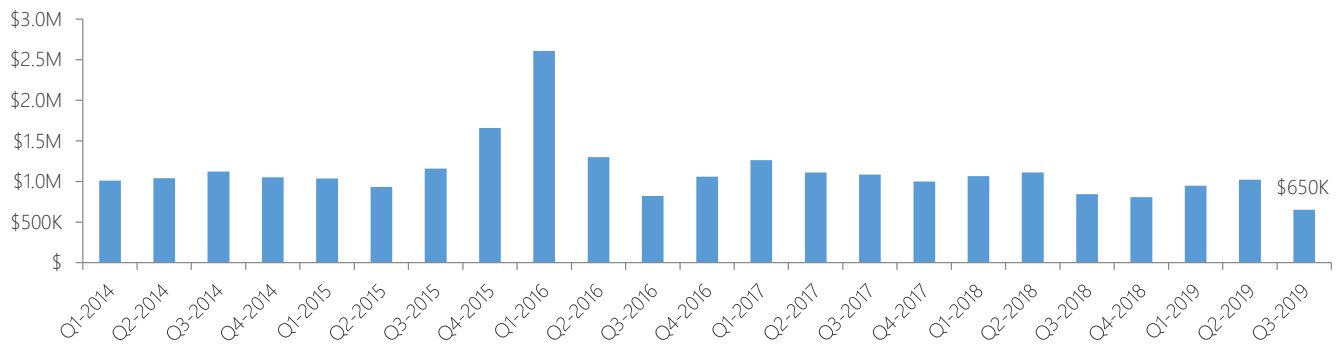
-9% YoY

NEIGHBORHOOD BOUNDARIES

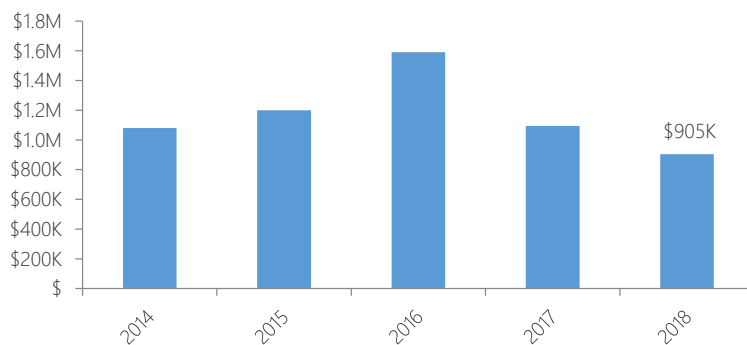


RESIDENTIAL STATS

Median Sale Price by Quarter

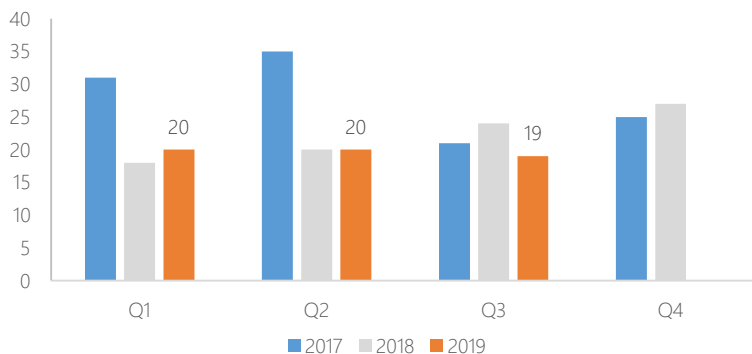


Median Sale Price by Year



Number of Transactions

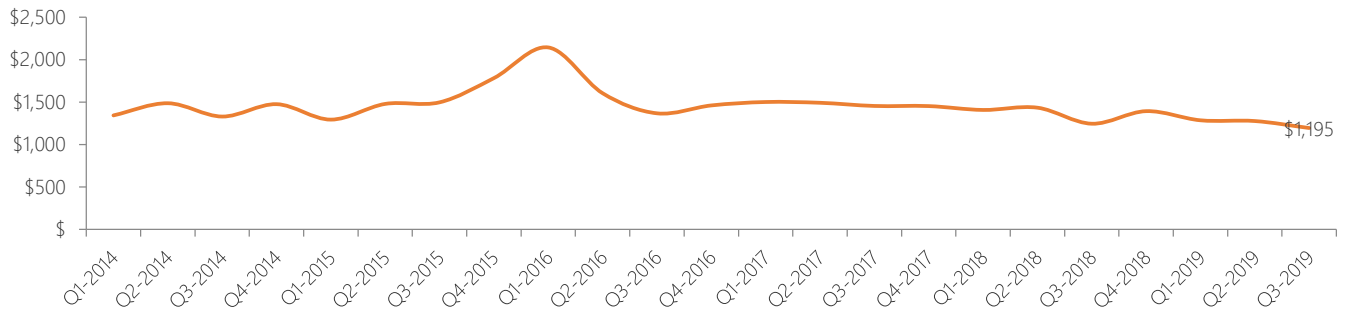
Quarter	2014	2015	2016	2017	2018	2019
Q1	25	32	64	31	18	20
Q2	32	46	37	35	20	20
Q3	34	39	33	21	24	19
Q4	31	64	23	25	27	



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Median Sale Price per Square Foot

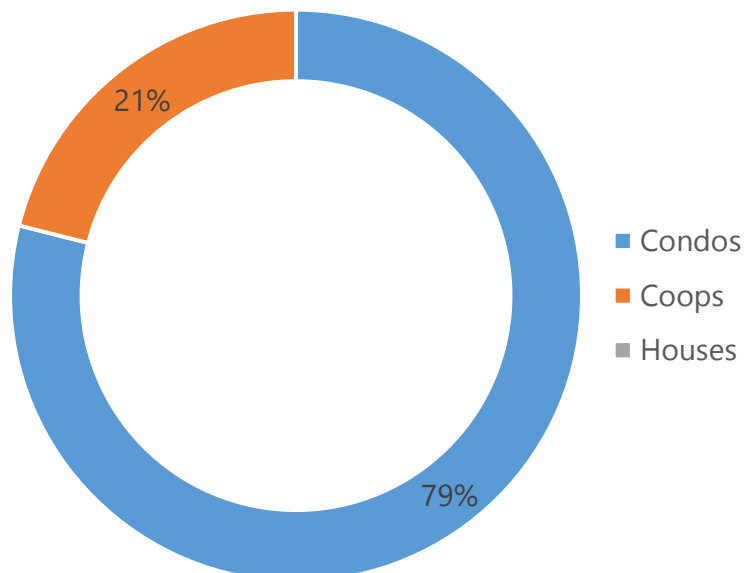


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$760,000	-10%	\$1,264	-3%	15
Coops	\$252,000	-68%	\$392	-54%	4
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
146 W 57th St #35C	1-01009-1107	2-Jul-19	\$1,575,000	Condo	1,094
247 W 46th St #2004	1-01018-1209	12-Aug-19	\$1,500,000	Condo	951
247 W 46th St #2502	1-01018-1237	6-Aug-19	\$1,430,000	Condo	999
1600 Broadway #PH6A	1-01020-1236	19-Aug-19	\$1,140,000	Condo	889
1600 Broadway #12G	1-01020-1159	29-Jul-19	\$1,055,000	Condo	1,144
825 Seventh Ave #36H	1-01006-1201	7-Aug-19	\$975,000	Condo	900
1600 Broadway #PH3B	1-01020-1225	18-Sep-19	\$883,865	Condo	889
825 Seventh Ave #22F	1-01006-1087	26-Jul-19	\$760,000	Condo	739
150 W 51st St #1511	1-01003-1246	27-Sep-19	\$670,000	Condo	530
150 W 51st St #1410	1-01003-1211	30-Jul-19	\$650,000	Condo	485
100 W 57th St #7E	1-01009-0029	10-Jul-19	\$649,000	Coop	1,200
150 W 51st St #1528	1-01003-1262	30-Aug-19	\$640,000	Condo	762
150 W 51st St #1224	1-01003-1190	12-Aug-19	\$630,000	Condo	560
150 W 51st St #1431	1-01003-1231	17-Sep-19	\$560,000	Condo	443
150 W 51st St #2032	1-01003-1422	24-Jul-19	\$400,000	Condo	285
150 W 51st St #1932	1-01003-1392	23-Jul-19	\$400,000	Condo	285
100 W 57th St #3P	1-01009-0029	17-Jul-19	\$255,000	Coop	650
100 W 57th St #21K	1-01009-0029	7-Aug-19	\$249,000	Coop	
100 W 57th St #20M	1-01009-0029	19-Sep-19	\$200,000	Coop	800



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