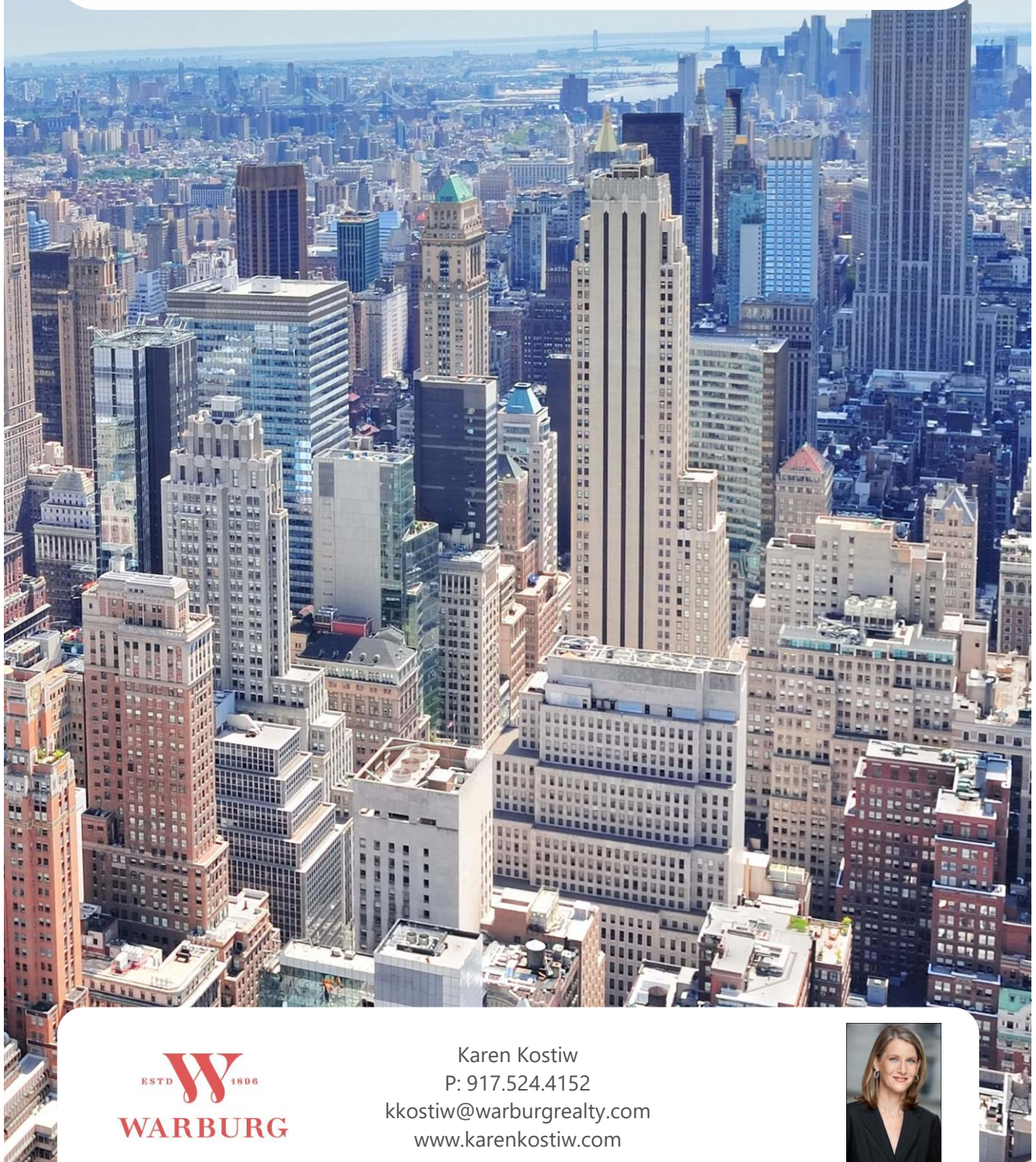


HUDSON SQUARE

A quarterly analysis of residential sales
in Hudson Square, Manhattan

1st Quarter 2020



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Residential Market Report, 1st Quarter 2020

Hudson Square, Manhattan

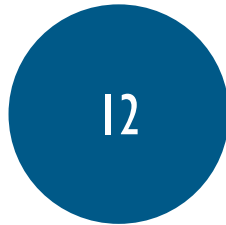
SUMMARY

MEDIAN SALE PRICE



8% YoY

NO. OF TRANSACTIONS



-8% YoY

MEDIAN PRICE/SQ.FT.



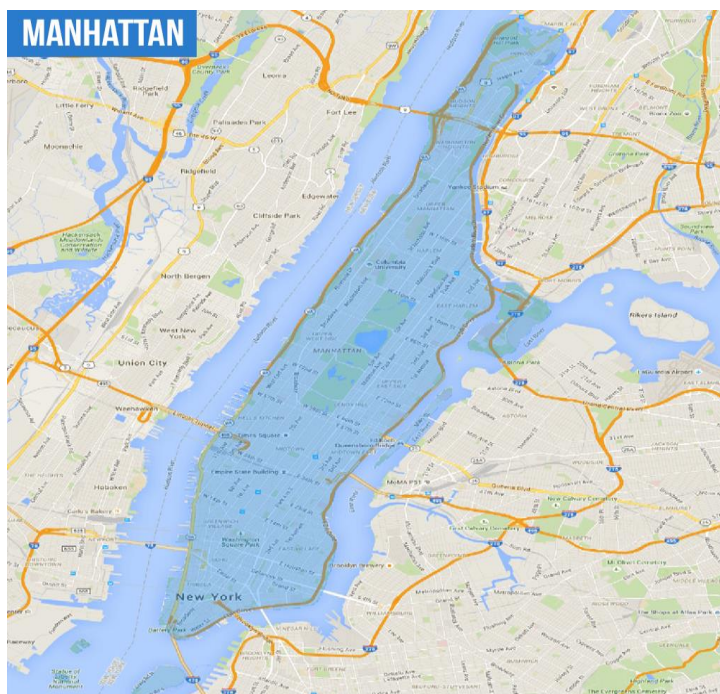
-2% YoY

MANHATTAN
MEDIAN SALE PRICE



-7% YoY

NEIGHBORHOOD BOUNDARIES

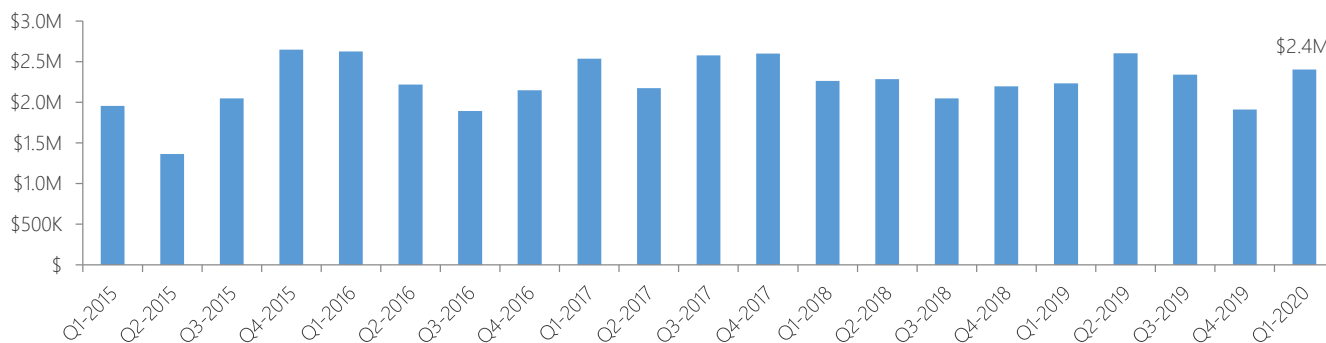


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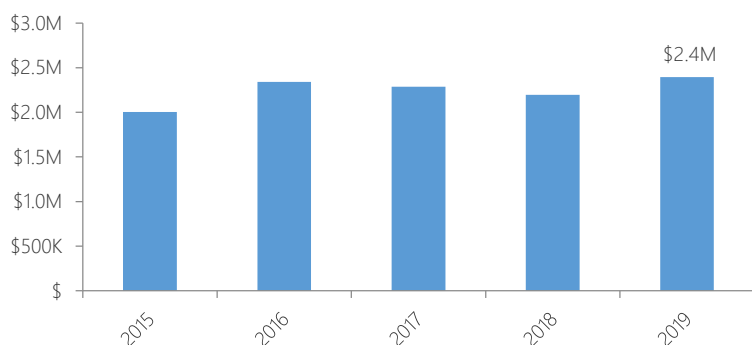


RESIDENTIAL STATS

Median Sale Price by Quarter

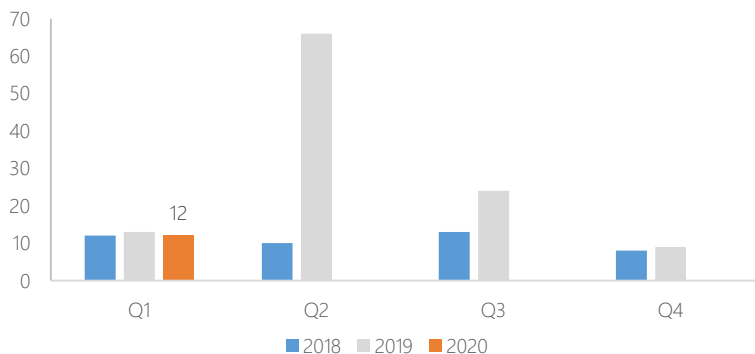


Median Sale Price by Year



Number of Transactions

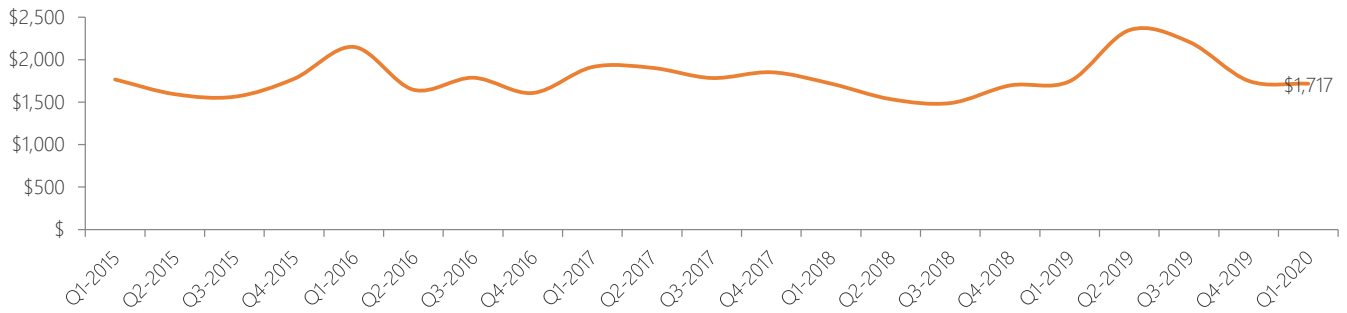
Quarter	2015	2016	2017	2018	2019	2020
Q1	3	24	23	12	13	12
Q2	10	16	28	10	66	
Q3	11	10	28	13	24	
Q4	10	13	9	8	9	



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Median Sale Price per Square Foot

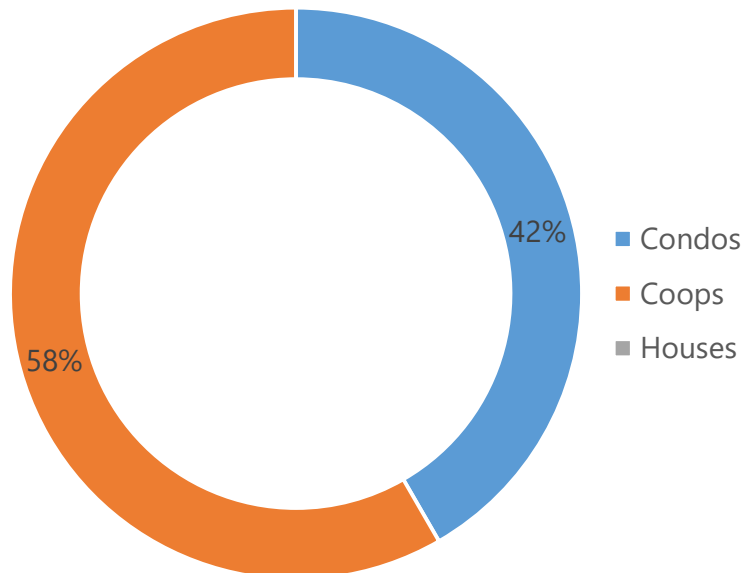


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$3,100,000	11%	\$1,800	-1%	5
Coops	\$1,585,000	-21%	\$1,285	-12%	7
Houses	-	-	-	-	0

Number of Sales by Building Type



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LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
70 Charlton St #14C	1-00580-0011	12-Mar-20	\$5,607,918	Coop	
15 Renwick St #TH 2	1-00594-2002	13-Mar-20	\$3,850,000	Condo	2,356
565 Broome St #S 7C	1-00477-1173	22-Jan-20	\$3,750,000	Condo	1,681
70 Charlton St #15C	1-00580-0011	7-Feb-20	\$3,678,700	Coop	
330 Spring St #8A	1-00595-1426	11-Mar-20	\$3,100,000	Condo	1,722
70 Charlton St #12C	1-00580-0011	7-Feb-20	\$2,595,672	Coop	
565 Broome St #N 9D	1-00477-1132	23-Jan-20	\$2,213,277	Condo	915
255 Hudson St #6A	1-00594-1729	13-Mar-20	\$2,100,000	Condo	1,684
2 Charlton St #6E	1-00506-0027	22-Jan-20	\$1,585,000	Coop	
2 Charlton St #PH A	1-00506-0027	24-Feb-20	\$1,195,000	Coop	
2 Charlton St #5A	1-00506-0027	3-Feb-20	\$1,092,500	Coop	850
185 W Houston St #1B	1-00520-0029	3-Jan-20	\$438,000	Coop	



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