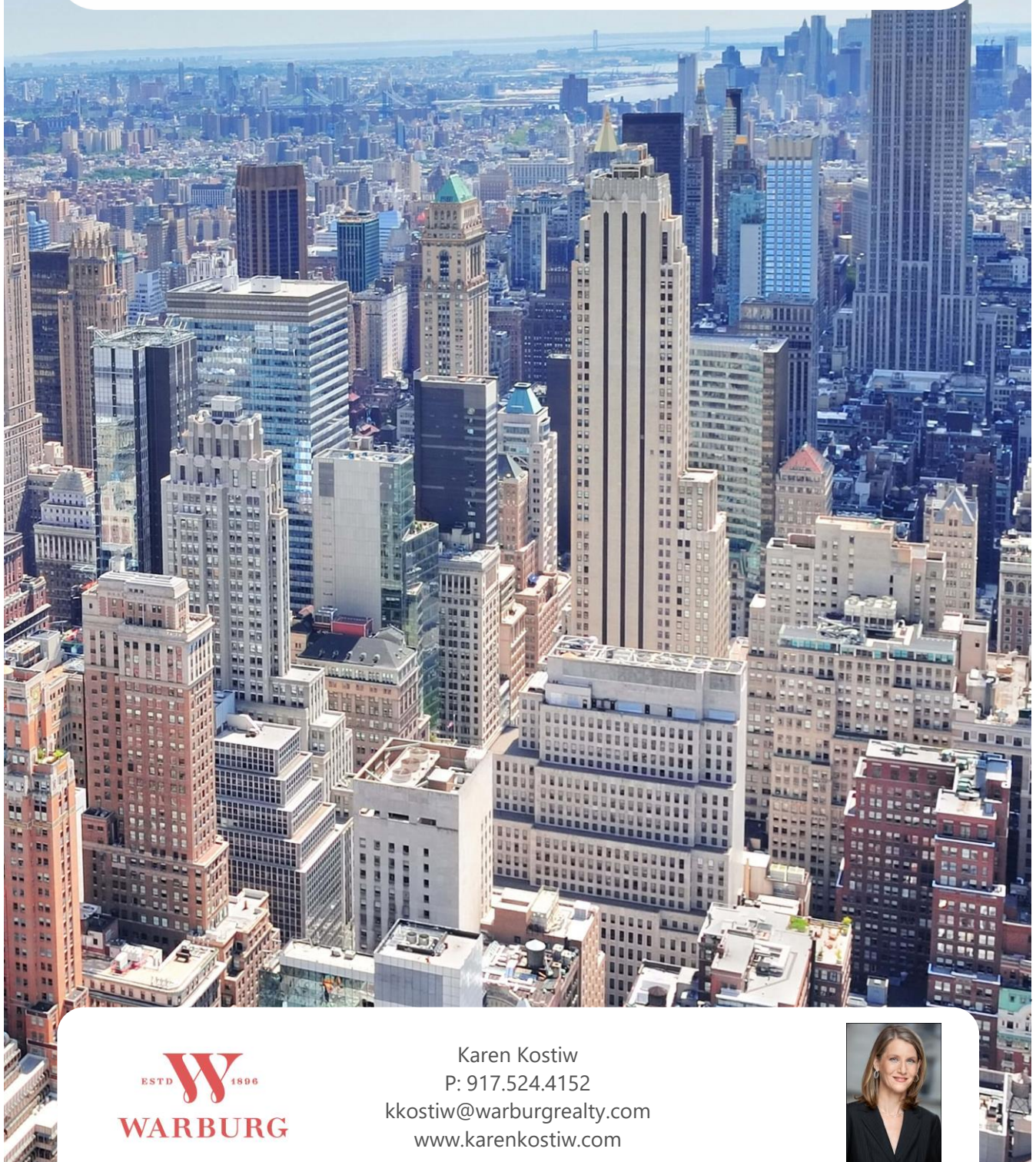


SOHO

A quarterly analysis of residential sales
in SoHo, Manhattan

1st Quarter 2020



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Residential Market Report, 1st Quarter 2020

SoHo, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$2.42M

-13% YoY

NO. OF TRANSACTIONS

18

-28% YoY

MEDIAN PRICE/SQ.FT.

\$1,457

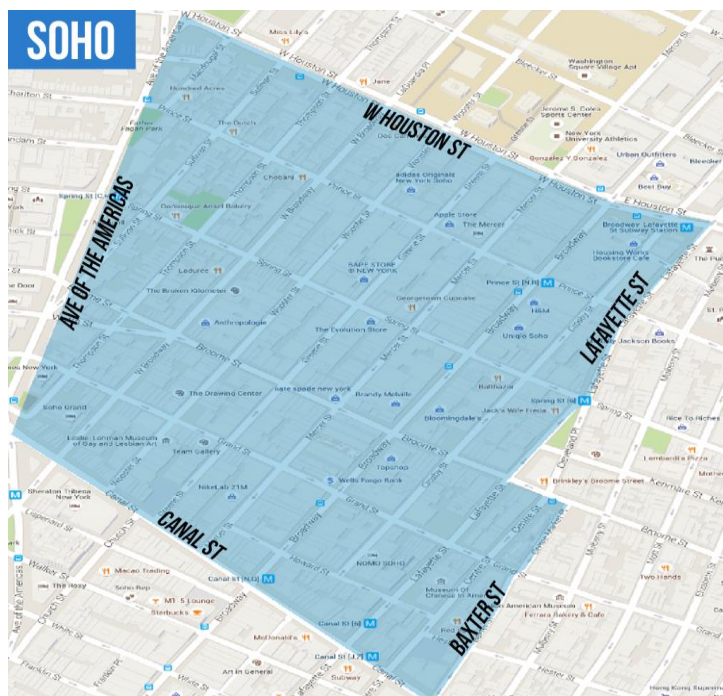
-16% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.02M

-7% YoY

NEIGHBORHOOD BOUNDARIES

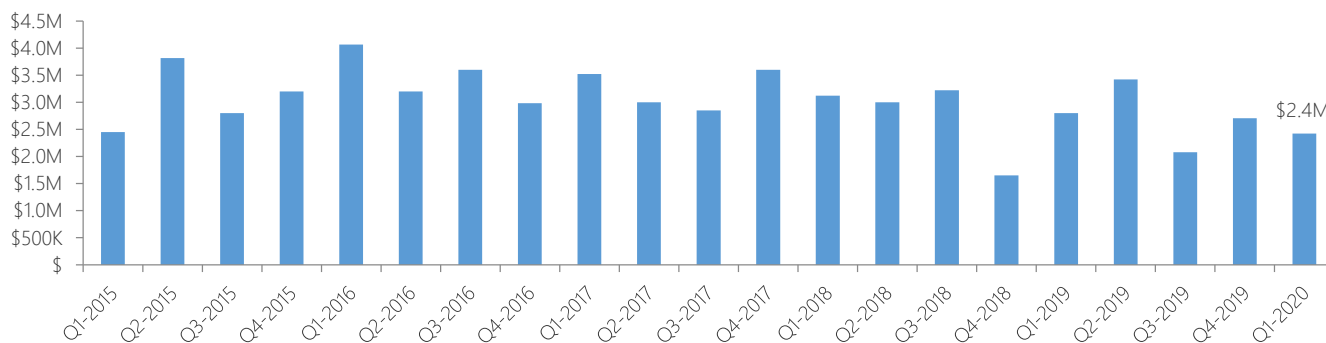


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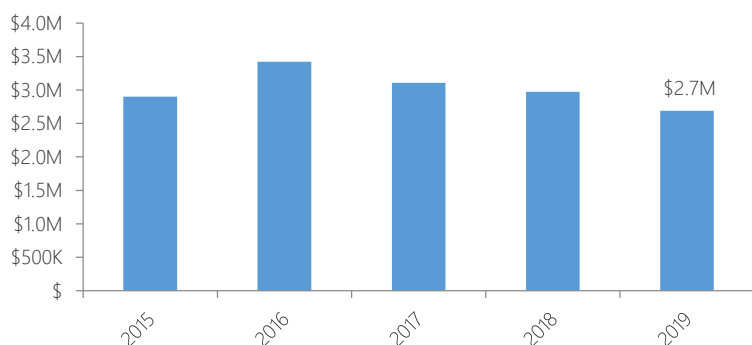


RESIDENTIAL STATS

Median Sale Price by Quarter

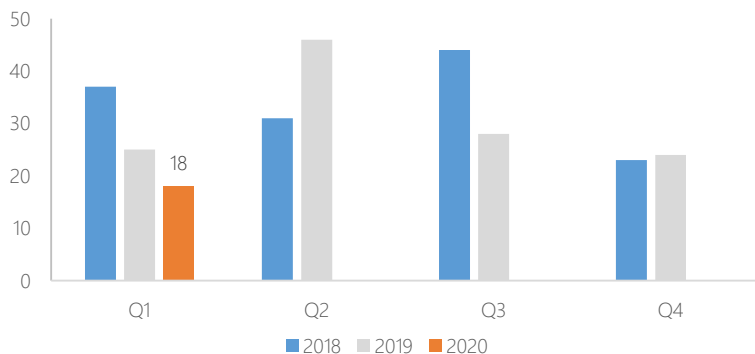


Median Sale Price by Year



Number of Transactions

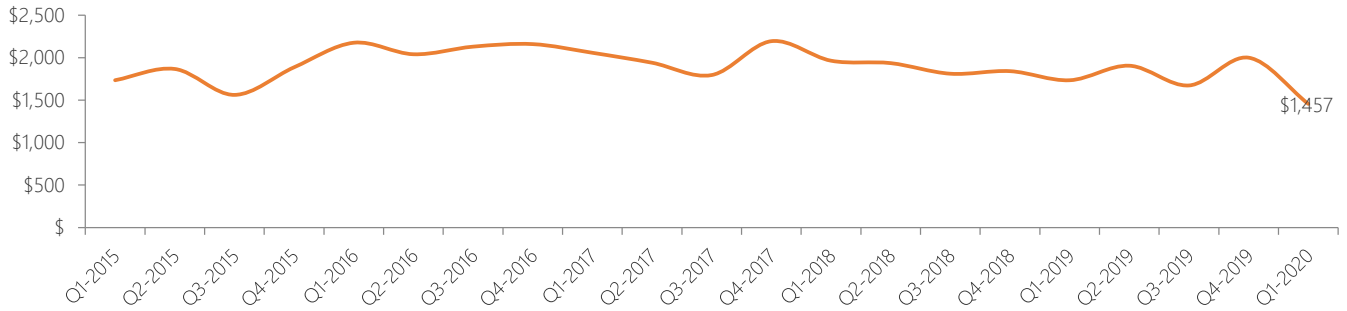
Quarter	2015	2016	2017	2018	2019	2020
Q1	33	47	40	37	25	18
Q2	38	51	47	31	46	
Q3	27	53	45	44	28	
Q4	25	28	28	23	24	



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Median Sale Price per Square Foot

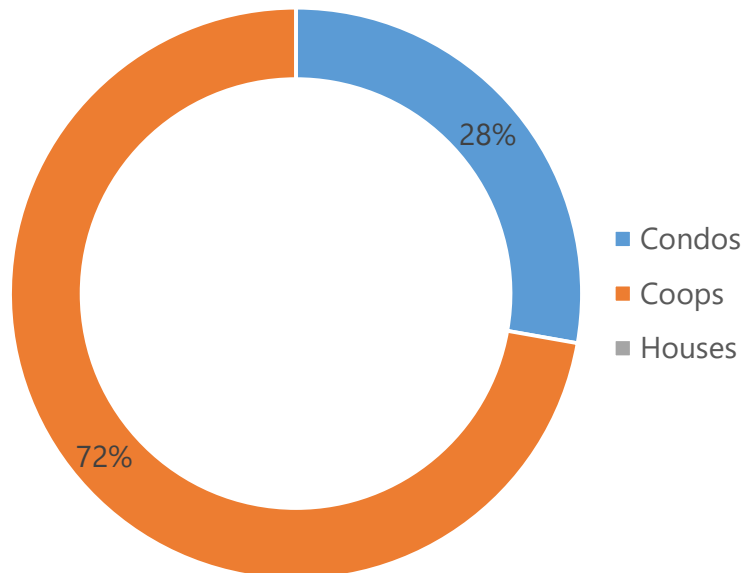


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$3,500,000	-13%	\$1,766	-6%	5
Coops	\$1,370,000	-45%	\$1,386	-17%	13
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
75-87 Grand St #LOFT3	1-00229-0022	12-Feb-20	\$7,900,000	Coop	
121 Spring St #5	1-00499-1305	10-Mar-20	\$4,575,000	Condo	2,000
138 Grand St #5R, W	1-00473-0051	10-Jan-20	\$3,900,000	Coop	
140-144 Thompson St #6C	1-00516-0007	19-Feb-20	\$3,740,000	Coop	2,228
22 Mercer St #2D	1-00231-1005	7-Jan-20	\$3,650,000	Condo	2,506
141 Wooster St #5C, D	1-00515-0031	3-Mar-20	\$3,650,000	Coop	3,000
115 Mercer St #4B	1-00499-1408	21-Feb-20	\$3,500,000	Condo	1,982
3-7 Wooster St #6A	1-00228-1011	21-Feb-20	\$3,250,000	Condo	2,007
140-144 Thompson St #1C	1-00516-0007	8-Jan-20	\$2,500,000	Coop	
311 W Broadway #3C	1-00228-1246	17-Mar-20	\$2,350,000	Condo	1,244
196 Sixth Ave #2A	1-00504-0014	18-Mar-20	\$1,800,000	Coop	1,354
2 King St #4A	1-00519-0036	20-Mar-20	\$1,370,000	Coop	950
2 King St #7E	1-00519-0036	23-Jan-20	\$1,032,500	Coop	
2 King St #6D	1-00519-0036	28-Jan-20	\$733,000	Coop	630
131 Thompson St #2D	1-00517-1004	9-Jan-20	\$725,000	Coop	500
64 Macdougall St #13	1-00518-0014	6-Feb-20	\$635,000	Coop	
57 Thompson St #4A	1-00489-0037	21-Jan-20	\$625,000	Coop	
143 Sullivan St #14	1-00517-0006	28-Feb-20	\$430,000	Coop	



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