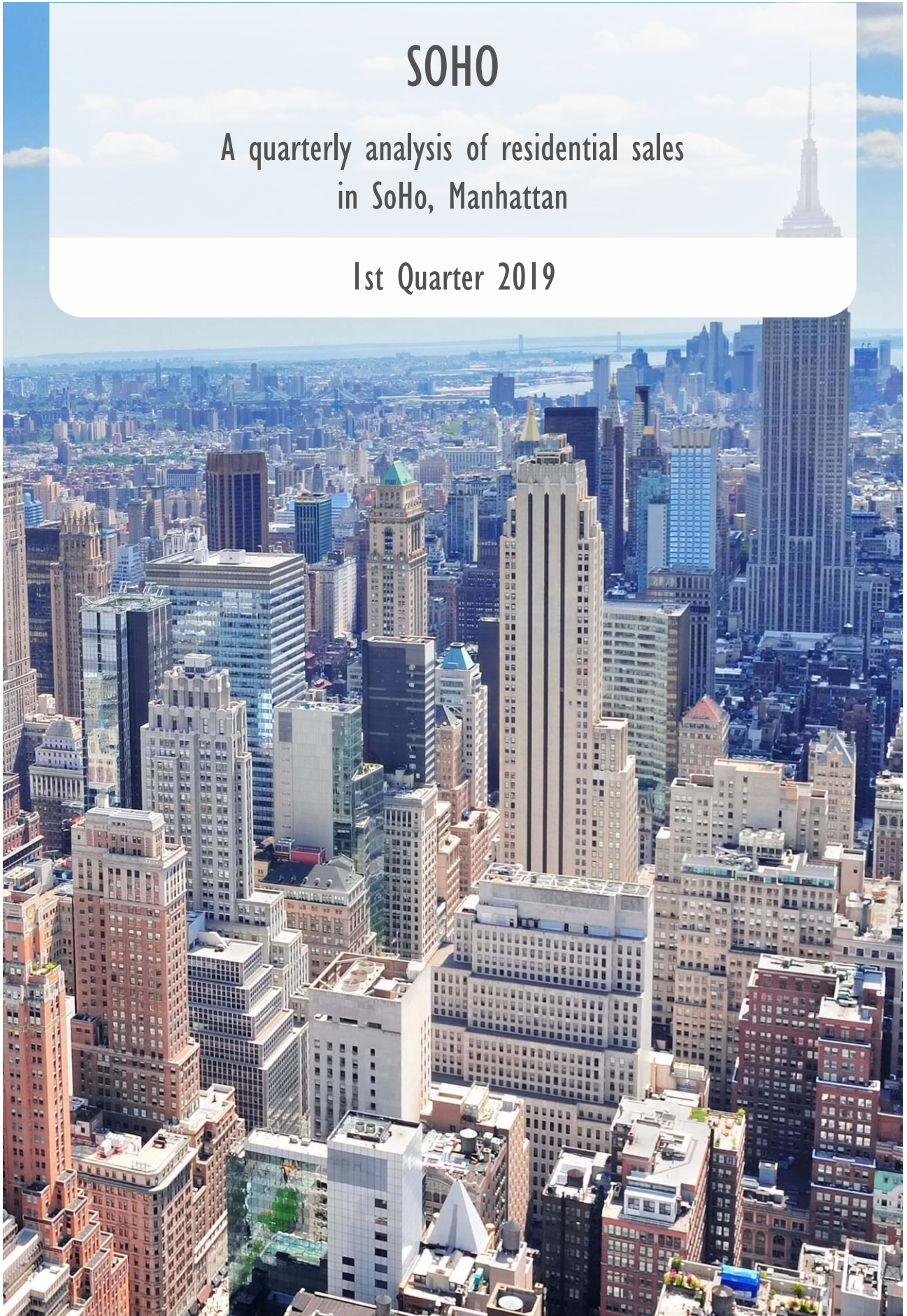


SOHO

A quarterly analysis of residential sales
in SoHo, Manhattan

1st Quarter 2019



The RATNER Team Market Report

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Residential Market Report, 1st Quarter 2019

SoHo, Manhattan

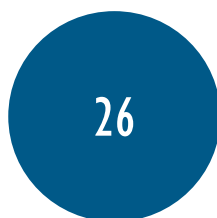
SUMMARY

MEDIAN SALE PRICE



-7% YoY

NO. OF TRANSACTIONS



-30% YoY

MEDIAN PRICE/SQ.FT.



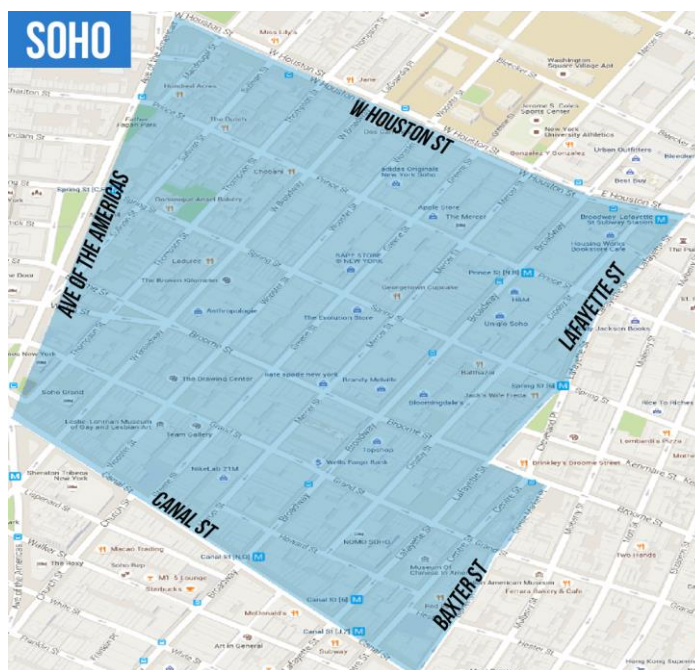
-4% YoY

MANHATTAN
MEDIAN SALE PRICE



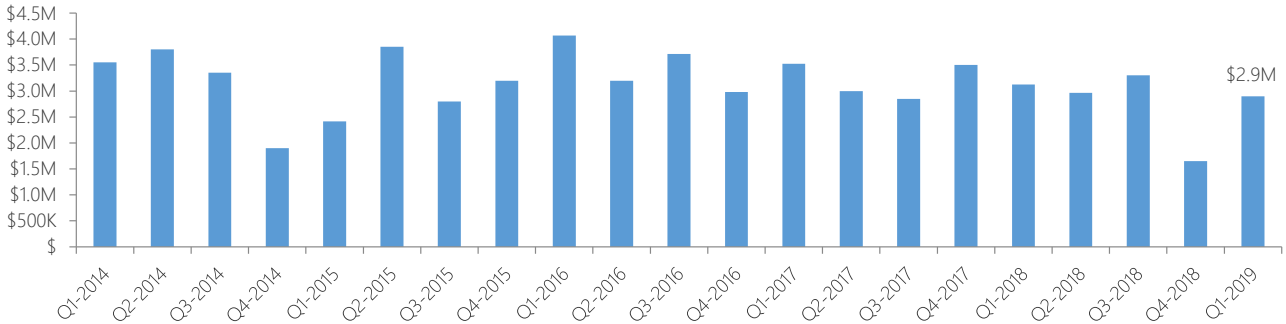
3% YoY

NEIGHBORHOOD BOUNDARIES

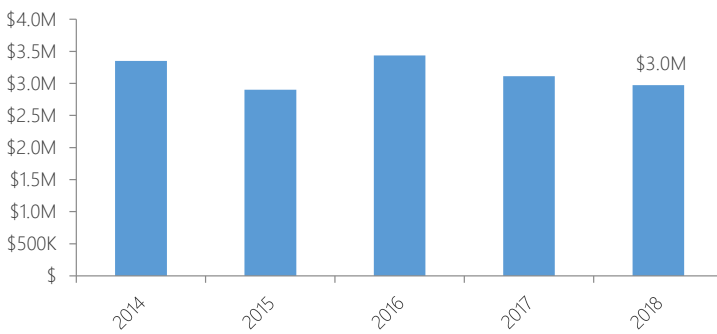


RESIDENTIAL STATS

Median Sale Price by Quarter

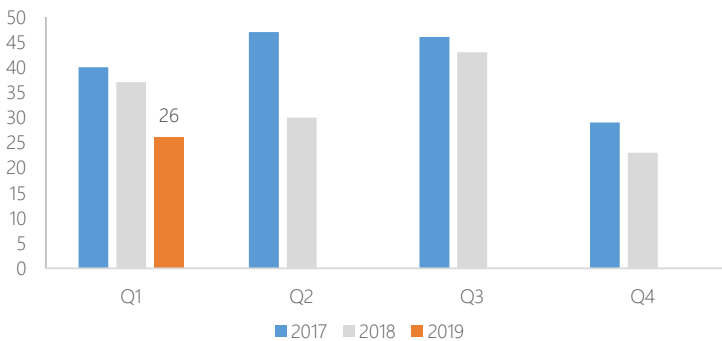


Median Sale Price by Year

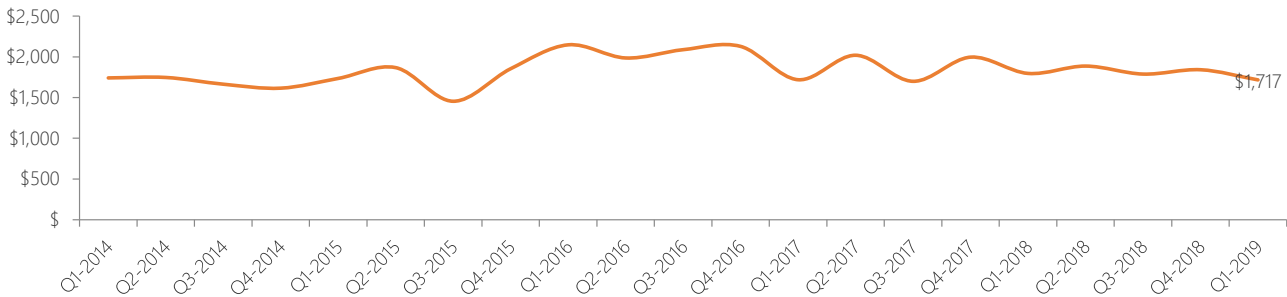


Number of Transactions

Quarter	2014	2015	2016	2017	2018	2019
Q1	29	34	47	40	37	26
Q2	34	37	51	47	30	
Q3	40	27	54	46	43	
Q4	34	25	28	29	23	



Median Sale Price per Square Foot

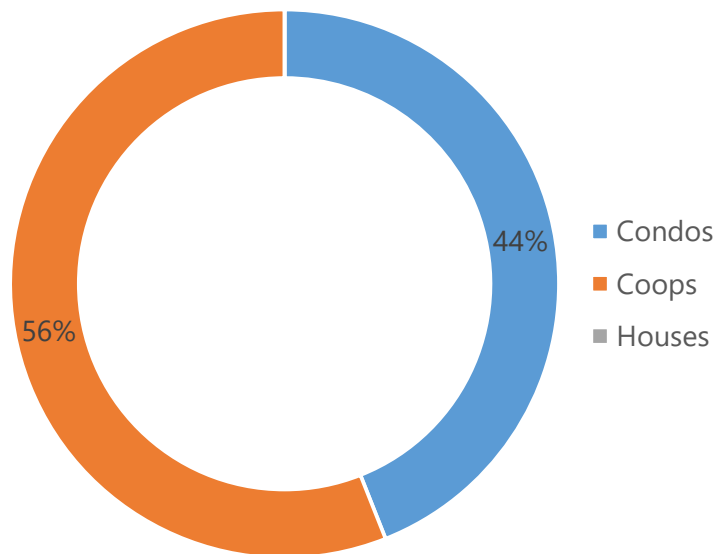


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$4,000,000	-42%	\$1,870	-18%	11
Coops	\$2,487,500	6%	\$1,644	14%	14
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
10 Sullivan St #6A	1-00490-1114	9-Jan-19	\$10,250,000	Condo	3,122
311 W Broadway #PHE	1-00228-1238	5-Feb-19	\$8,437,000	Condo	3,478
42 Crosby St #5N	1-00483-1110	14-Mar-19	\$6,750,000	Condo	
386 W Broadway #B	1-00488-1103	13-Mar-19	\$5,500,000	Condo	2,948
37 Greene St #2	1-00475-1404	22-Jan-19	\$4,750,000	Condo	3,082
72 Mercer St #2E	1-00484-1003	8-Jan-19	\$4,000,000	Condo	2,133
45 Crosby St #5N	1-00482-0003	17-Jan-19	\$3,940,000	Coop	2,350
454 Broome St #2	1-00485-0034	21-Mar-19	\$3,700,000	Coop	2,250
140-144 Thompson St #2G	1-00516-0007	1-Mar-19	\$3,600,000	Coop	2,400
138 Grand St #2EF	1-00473-0051	19-Feb-19	\$3,530,000	Coop	2,600
54 Mac Dougal St #C	1-00518-1503	4-Jan-19	\$3,279,656	Condo	
106 Spring St #2S	1-00485-0021	10-Jan-19	\$3,275,000	Coop	2,200
54 Mac Dougal St #B	1-00518-1502	25-Feb-19	\$2,900,000	Condo	
451 W Broadway #2N	1-00515-0001	20-Feb-19	\$2,850,000	Coop	1,660
140-144 Thompson St #4D	1-00516-0007	18-Jan-19	\$2,725,000	Coop	1,571
542 Broadway #4R	1-00497-1202	31-Jan-19	\$2,250,000	Coop	
210 Lafayette St #9C	1-00482-1143	18-Mar-19	\$2,200,000	Condo	1,129
113-115 Prince St #5ER	1-00514-0037	11-Jan-19	\$2,185,000	Coop	
426 W Broadway #3A	1-00502-1011	8-Feb-19	\$1,608,000	Condo	985
108 Wooster St #4D	1-00500-0005	28-Jan-19	\$1,600,000	Coop	
180 Avenue Of The Americas #3B	1-00504-1005	22-Jan-19	\$1,375,000	Condo	737
2 King St #6B	1-00519-0036	4-Jan-19	\$980,000	Coop	
149 Sullivan St #2C	1-00517-0009	7-Feb-19	\$637,500	Coop	
145 Sullivan St #2D	1-00517-0007	21-Mar-19	\$540,000	Coop	
110 Thompson St #3E	1-00502-0012	11-Jan-19	\$412,500	Coop	



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Eiffel DelRosario

Residential Sales &
Rentals Specialist

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CLIENT REVIEWS

"I asked David & his Team to find a tenant for my building. Could not have asked for a more professional and effective service." Joseph Fellner

"David, I can't express enough how grateful I am for all your hard work with selling my Cobble Hill Townhouse! You did an amazing job and achieved a record that I didn't even expect, to be honest. From now on any real estate related work is yours. Keep up the good work and I am looking forward working with you again! " David.K

"David & his Team was incredibly professional and responsive throughout our apartment search process. He responded to emails promptly and ensured we felt secure about the lease and apartment. Can't recommend him highly enough. " Grace. G

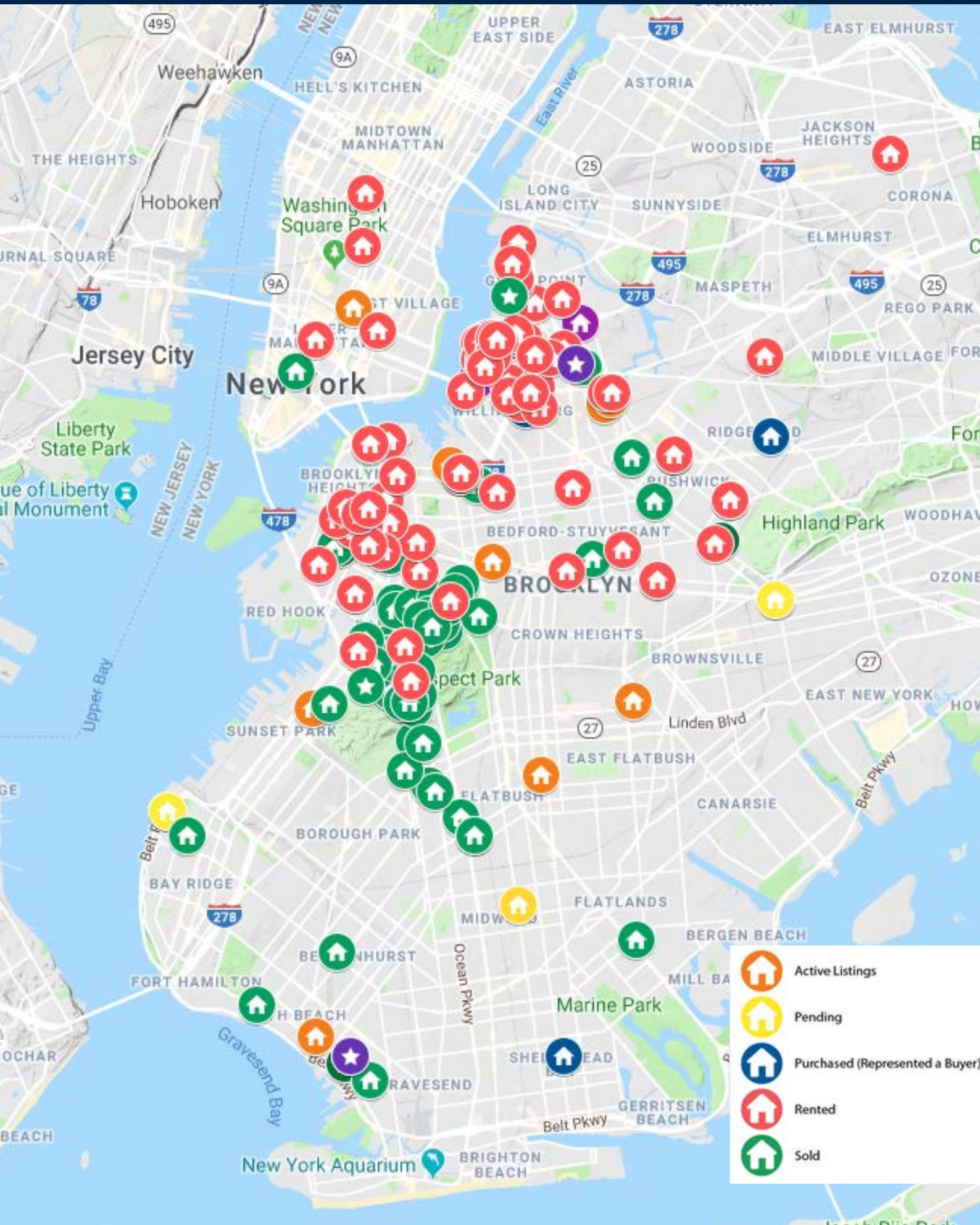
"It was a pleasure working with Dave & his Team. Very professional, knowledgeable and kept us informed throughout the process. We have used their services before and will do so again in the future. Halina and Jack (Local Landlords)"

"First and foremost, David is a good guy to deal with. More often than not, it's hard to find a realtor who's easy going. David is professional, diligent and a good listener. He also doesn't BS. He tells it like it is when he's creating a strategy for you, yet a smooth-talker with the landlords. The bottom line is, he has your best interests in mind because he knows that a happy client is a repeat client- and that will definitely be the case with me." Spencer Zabiela

"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him my friend after going through the moving process with him. The man is honestly among the best of the best in the industry and I'd highly recommend him to anybody who is serious about finding the right home. " Tyler Clinton

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1031 Qualified Intermediary	Estate Planing	Insurance Agents	Renovation Professionals
Appraisers & Inspectors	Expediters	Interior Designers	Restoration Specialists
Architects	Exterminators	Ironwork Professionals	Roofers
Artist & Artisans	Fences & Gates Specialists	Kitchen & Bathroom Specialists	Rubbish Removal Companies
Attorneys	Fireplaces	Landscape Design	School Consultants
Bankers	Floor & Carpet Professionals	Landscapers & Gardeners	Spiritual Experts
Cabinets	Furniture	Lawn & Sprinklers Experts	Stair Building & Repair Specialists
Carpenters	Garage & Driveway	Lighting Experts	Stone & Tile Professionals
Chimney & Fireplace Specialists	General Contractors	Locksmith	Structural Engineers
Cleaners	Glass & Shower Doors	Mortgage Professionals	Surveyors
Closet Design	Handymen	Moving & Storage Experts	Title Companies
CO Experts	Home Automation Specialists	Painters & Plasterers	Wealth Managers
Decks & Patios Specialists	Home Security Professionals	Plumbing Contractors	Window Professionals
Demolition Experts	Home Stagers	Property Compliance	Wine Cellars
Door Experts	Hvac Professionals	Property Managers	Zoning & Land Use Experts
Electricians		Renewable Energy Specialists	

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SPARTAN RENOVATIONS



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