

RESIDENTIAL

Warren
Lewis

Sotheby's

INTERNATIONAL REALTY

Theatre District - Times Square Report

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

DECEMBER 2015

Residential Market Report, December 2015
Theatre District - Times Square, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$968K

-42% Y-o-Y

NO. OF TRANSACTIONS

18

-40% Y-o-Y

MEDIAN PRICE/SQ. FT.

\$1,447

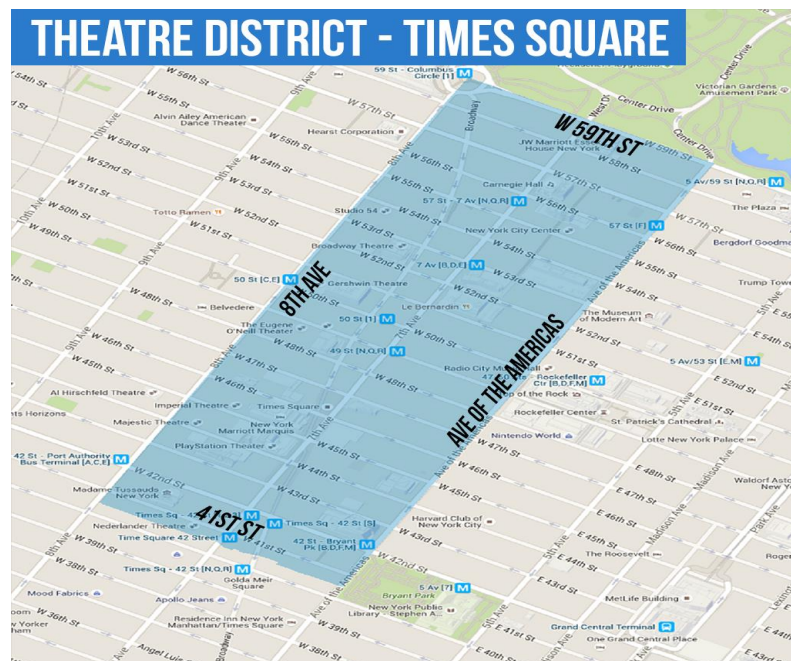
-13% Y-o-Y

BOROUGH MEDIAN SALE PRICE

\$1.1M

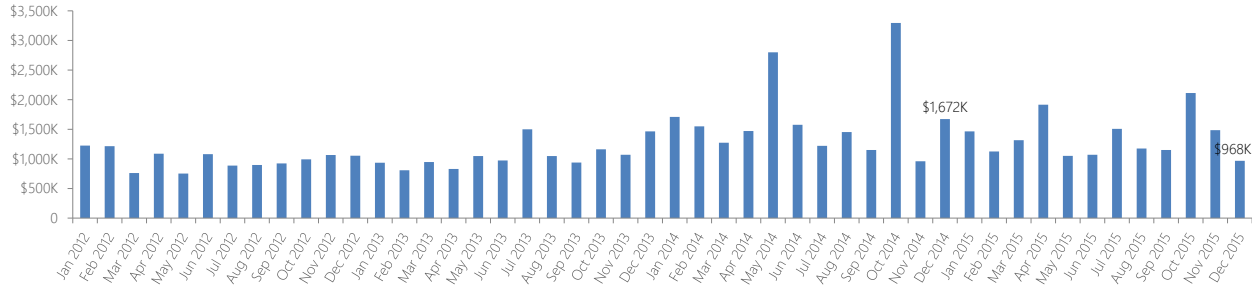
9% Y-o-Y

NEIGHBORHOOD BOUNDARIES

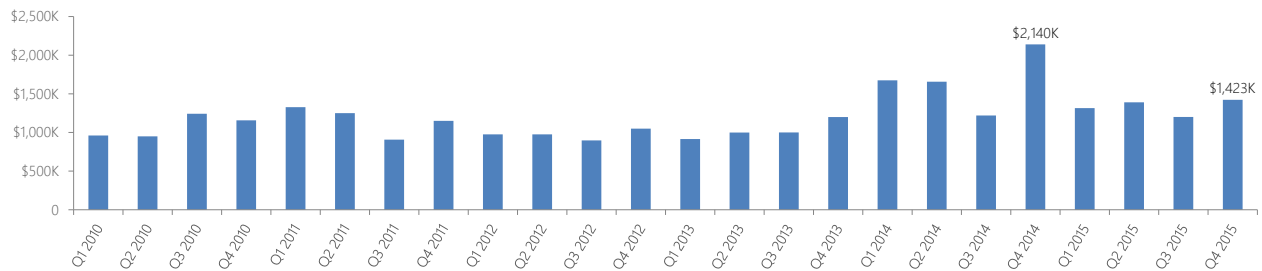


RESIDENTIAL STATS

Median Sale Price by Month

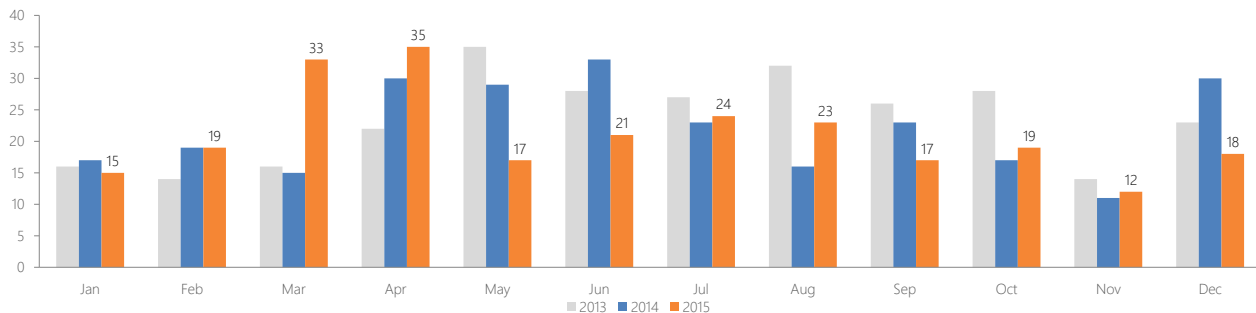


Median Sale Price by Quarter

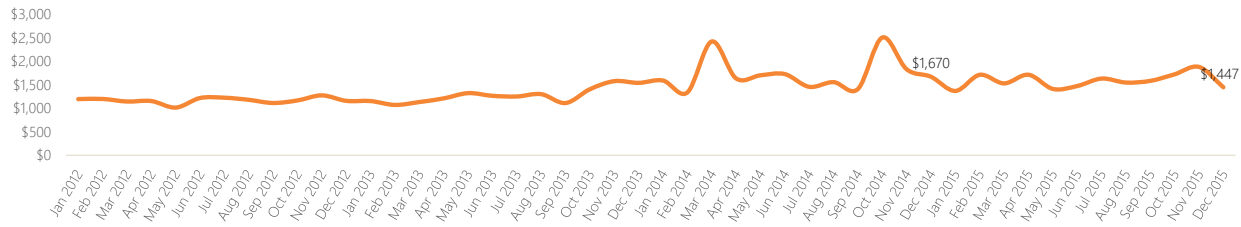


Number of Transactions

Month	2010	2011	2012	2013	2014	2015
Jan	22	14	16	16	17	15
Feb	22	18	15	14	19	19
Mar	19	18	16	16	15	33
Apr	26	11	16	22	30	35
May	23	16	18	35	29	17
Jun	26	24	15	28	33	21
Jul	19	18	20	27	23	24
Aug	31	17	22	32	16	23
Sep	15	11	20	26	23	17
Oct	12	11	18	28	17	19
Nov	14	13	22	14	11	12
Dec	20	11	36	23	30	18



▶ Median Price per Square Foot



CO-OP VERSUS CONDO SALES

▶ Type of Residential Properties Sold

Property type	Median Price		Median price per sq. ft.		No. of sales
	Price	Y-o-Y change	Price	Y-o-Y change	
Condos	\$1,500,000	-19%	\$1,534	-8%	13
Co-ops	\$420,000	-58%	\$562	-58%	5
Houses	n/a	n/a	n/a	n/a	n/a

▶ Number of Sales by Building Type

Co-ops
27.8%



Condos
72.2%

LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
157 West 57 Street #51C	1-01010-1653	30-Dec-15	\$17,750,000	Condo	3,466
157 West 57 Street #44C	1-01010-1632	02-Dec-15	\$17,008,275	Condo	3,466
146 West 57 Street #68D	1-01009-1178	23-Dec-15	\$2,300,000	Condo	1,590
150 West 56 Street #5105	1-01008-1445	16-Dec-15	\$1,675,000	Condo	n/a
247 West 46 Street #2604	1-01018-1245	17-Dec-15	\$1,668,000	Condo	951
100 West 58 Street #3C	1-01010-1414	23-Dec-15	\$1,550,000	Condo	1,104
156 West 56 Street #2812	1-01008-1115	11-Dec-15	\$1,500,000	Condo	865
156 West 56 Street #3402	1-01008-1174	04-Dec-15	\$1,422,500	Condo	852
100 West 58 Street #6H	1-01010-1441	14-Dec-15	\$975,000	Condo	701
150 West 51 Street #918	1-01003-1082	22-Dec-15	\$960,000	Condo	688
150 West 51 Street #169	1-01003-1276	18-Dec-15	\$850,000	Condo	524
106 Central Park South #8O	1-01011-4171	21-Dec-15	\$805,000	Condo	636
146-152 W 55 St #PHSE	1-01007-0054	09-Dec-15	\$800,000	Coop	n/a
205 W 57 St #7DE	1-01029-0027	17-Dec-15	\$785,000	Coop	n/a
106 Central Park South #10C	1-01011-4189	17-Dec-15	\$620,000	Condo	496
1381-1399 Avenue Of The Americas #11B	1-01009-0029	16-Dec-15	\$420,000	Coop	n/a
1381-1399 Avenue Of The Americas #5F	1-01009-0029	02-Dec-15	\$410,000	Coop	n/a
1381-1399 Avenue Of The Americas #3P	1-01009-0029	04-Dec-15	\$365,000	Coop	n/a