

# HUDSON SQUARE

A quarterly analysis of residential sales  
in Hudson Square, Manhattan

3rd Quarter 2019



**The RATNER Team Market Report**

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# Residential Market Report, 3rd Quarter 2019

## Hudson Square, Manhattan

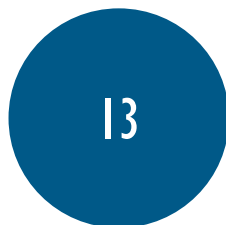
### SUMMARY

MEDIAN SALE PRICE



-26% YoY

NO. OF TRANSACTIONS



-7% YoY

MEDIAN PRICE/SQ.FT.



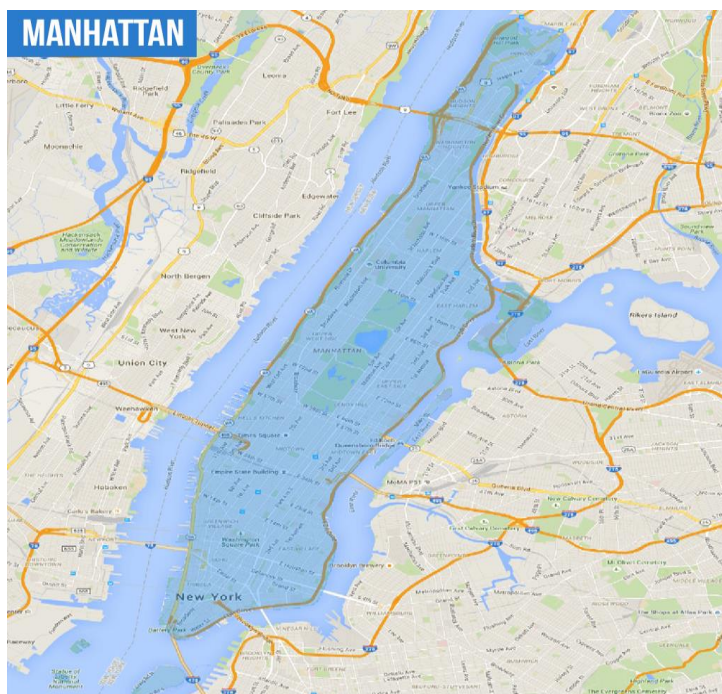
-6% YoY

MANHATTAN  
MEDIAN SALE PRICE



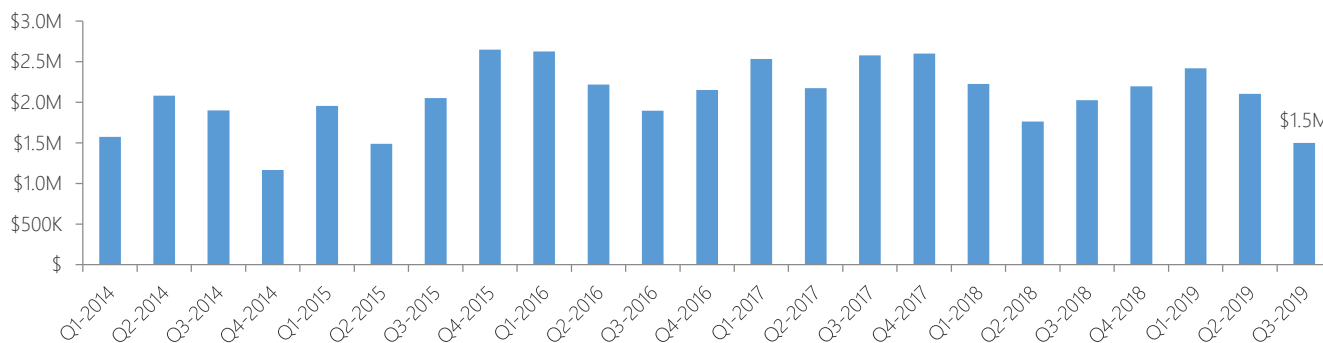
-9% YoY

### NEIGHBORHOOD BOUNDARIES

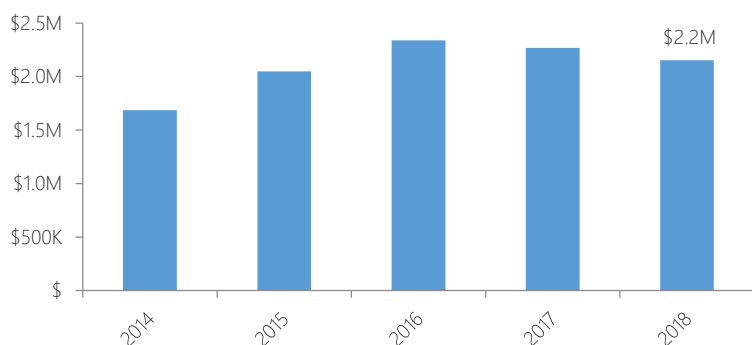


RESIDENTIAL STATS

Median Sale Price by Quarter

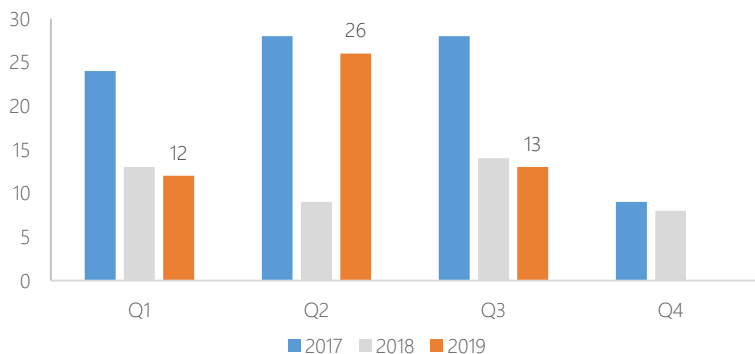


Median Sale Price by Year

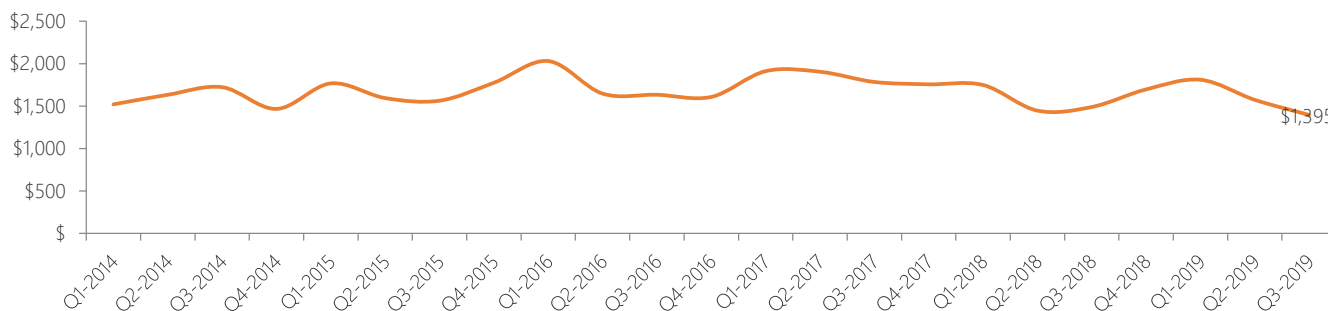


Number of Transactions

Quarter	2014	2015	2016	2017	2018	2019
Q1	15	3	24	24	13	12
Q2	14	11	16	28	9	26
Q3	19	11	10	28	14	13
Q4	6	10	13	9	8	



Median Sale Price per Square Foot

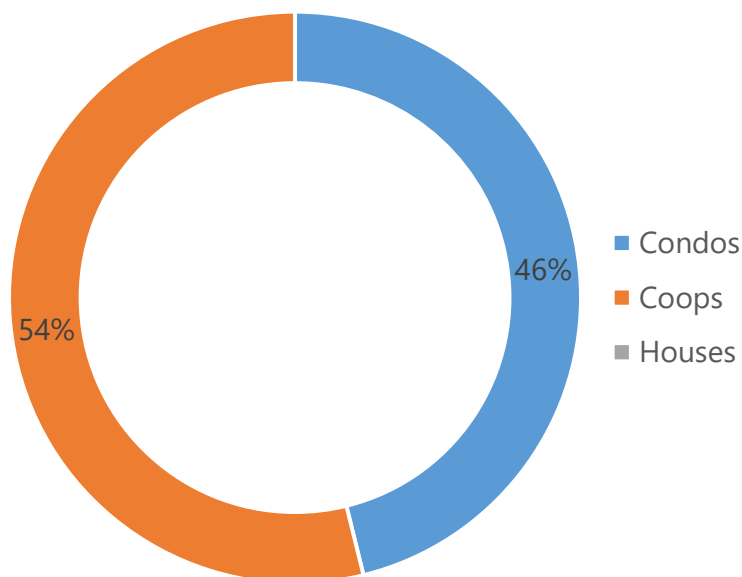


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,450,000	13%	\$1,394	-2%	6
Coops	\$915,000	-41%	\$1,500	-27%	7
Houses	-	-	-	-	0

Number of Sales by Building Type



## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
482 Greenwich St #6	1-00595-1306	8-Aug-19	\$5,500,000	Condo	2,488
255 Hudson St #10E	1-00594-1759	17-Sep-19	\$2,615,000	Condo	1,874
304 Spring St #4E	1-00594-1607	16-Sep-19	\$2,600,000	Condo	1,460
330 Spring St #2A	1-00595-1403	15-Aug-19	\$2,300,000	Condo	1,721
255 Hudson St #4B	1-00594-1716	27-Sep-19	\$1,875,000	Condo	1,407
185 W Houston St #4AB	1-00520-0029	24-Jul-19	\$1,575,000	Coop	
42 King St #PARLO	1-00519-0018	17-Jul-19	\$1,500,000	Coop	
70 Charlton St #2D	1-00580-0011	13-Aug-19	\$1,200,000	Coop	800
255 Hudson St #5F	1-00594-1727	22-Jul-19	\$1,080,000	Condo	776
44 King St #2	1-00519-0017	24-Jul-19	\$915,000	Coop	
2 Charlton St #10D	1-00506-0027	15-Aug-19	\$725,000	Coop	
2 Charlton St #15M	1-00506-0027	12-Aug-19	\$526,000	Coop	
50 King St #2A	1-00519-0014	4-Sep-19	\$480,000	Coop	



# THE RATNER TEAM



David Ratner

Commercial & Residential  
Brooklyn Expert

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Jessie Torres

NYC Condo, Co-op &  
New Development Expert

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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

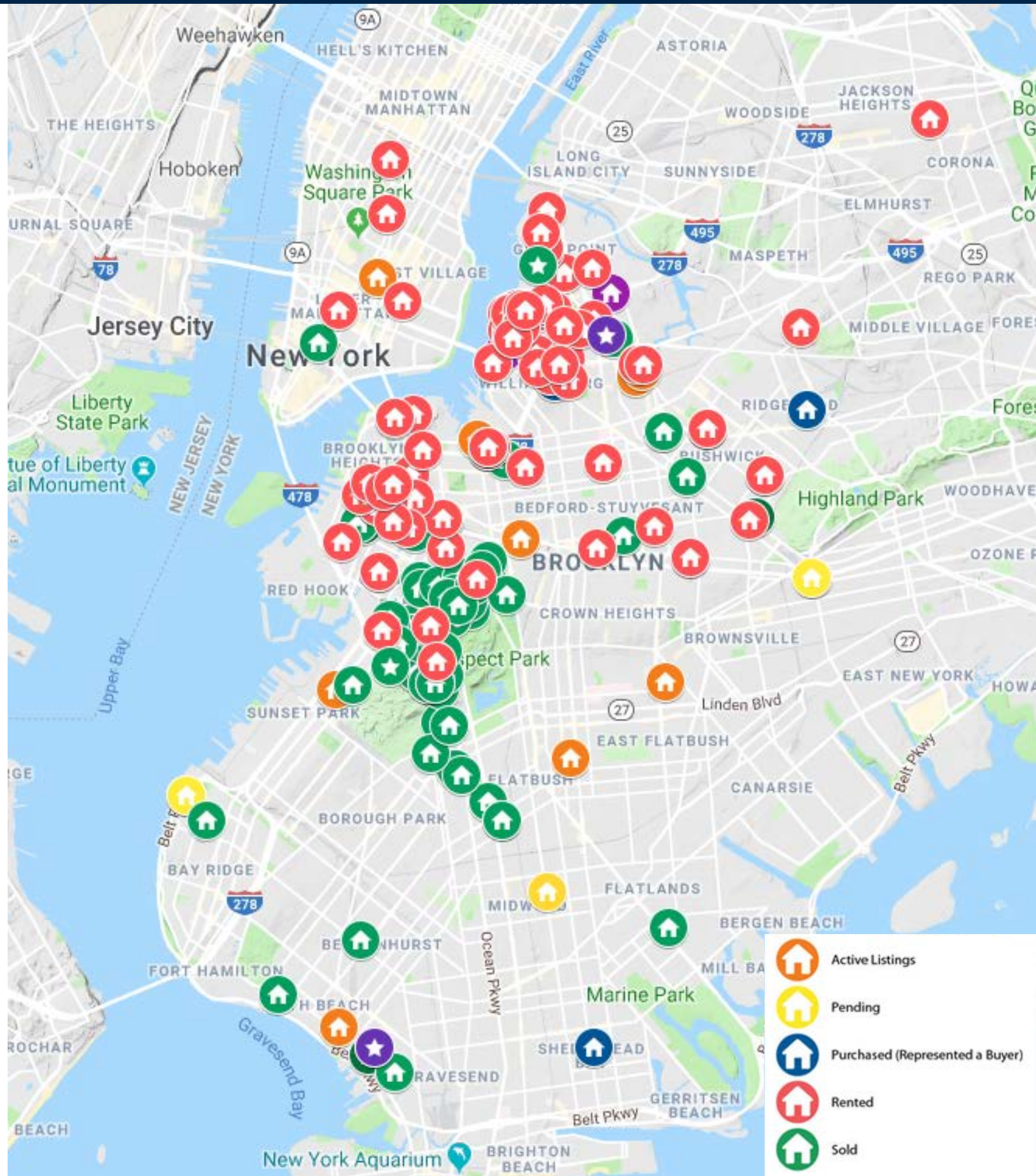
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- |                                 |                              |                                |                                     |
|---------------------------------|------------------------------|--------------------------------|-------------------------------------|
| 1031 Qualified Intermediary     | Estate Planing               | Insurance Agents               | Renovation Professionals            |
| Appraisers & Inspectors         | Expeditors                   | 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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