

The RATNER Team Market Reports

SOHO

A monthly analysis of residential sales
in SoHo, Manhattan

June 2016



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Warren Lewis Sotheby's International Realty

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Residential Market Report, June 2016

SoHo, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$3.41M

13% YoY

NO. OF TRANSACTIONS

28

133% YoY

MEDIAN PRICE/SQ.FT.

\$1,798

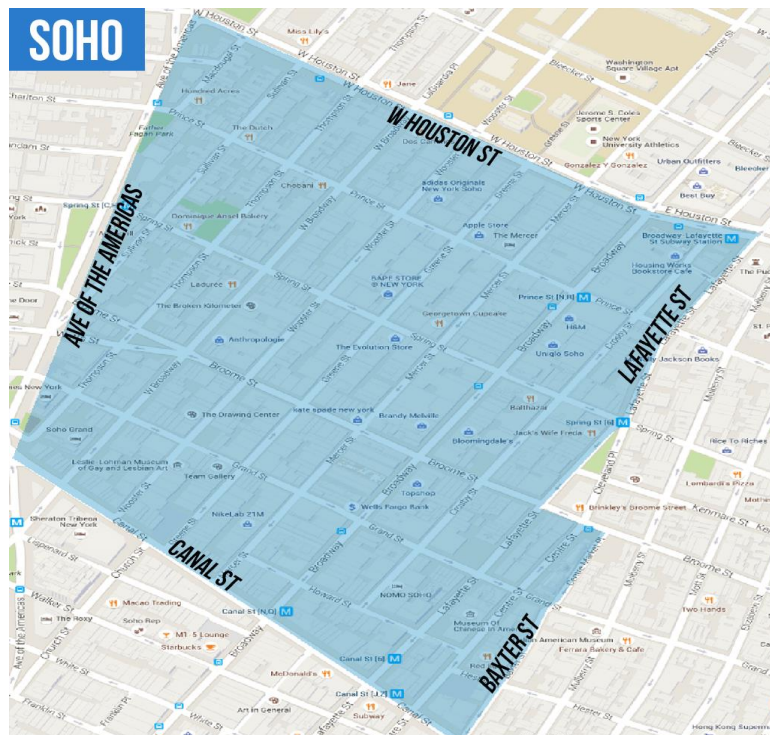
-8% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.05M

5% YoY

NEIGHBORHOOD BOUNDARIES



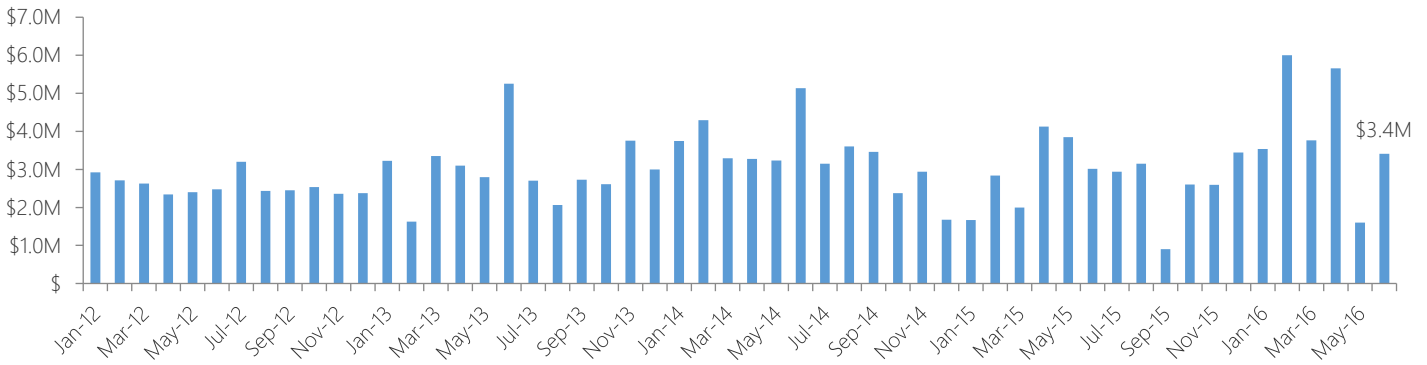
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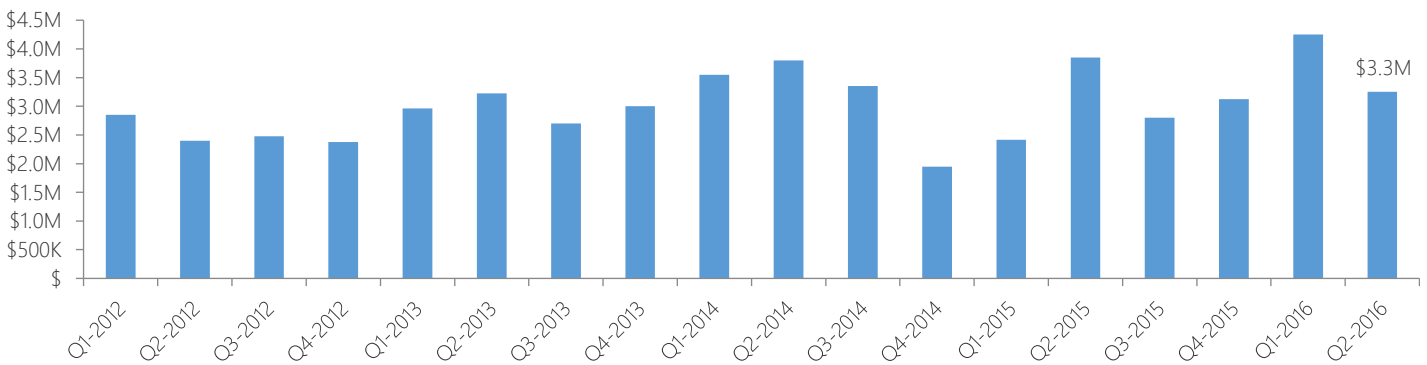
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RESIDENTIAL STATS

Median Sale Price by Month

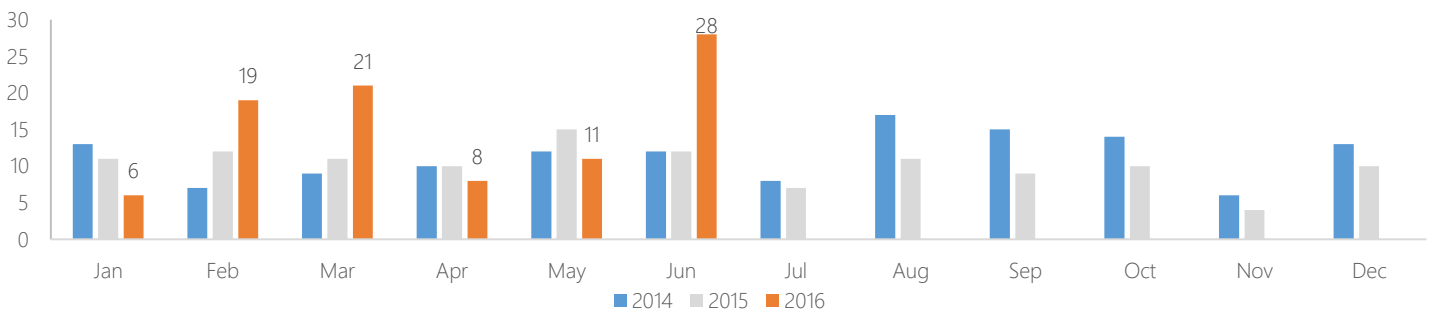


Median Sale Price by Quarter



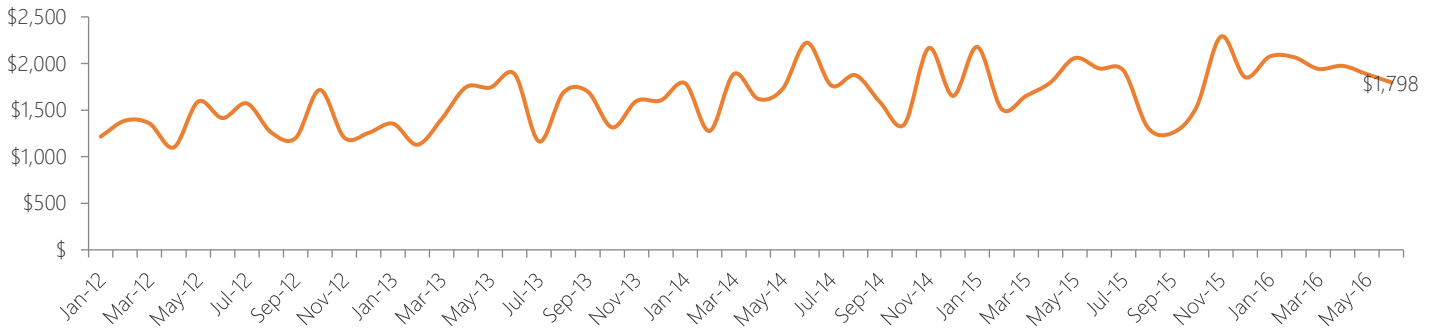
Number of Transactions

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
2011	10	10	18	14	10	19	14	19	9	9	8	10
2012	13	12	6	12	13	14	10	14	10	10	13	23
2013	9	8	11	19	9	11	12	12	16	14	8	13
2014	13	7	9	10	12	12	8	17	15	14	6	13
2015	11	12	11	10	15	12	7	11	9	10	4	10
2016	6	19	21	8	11	28						



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Median Sale Price per Square Foot

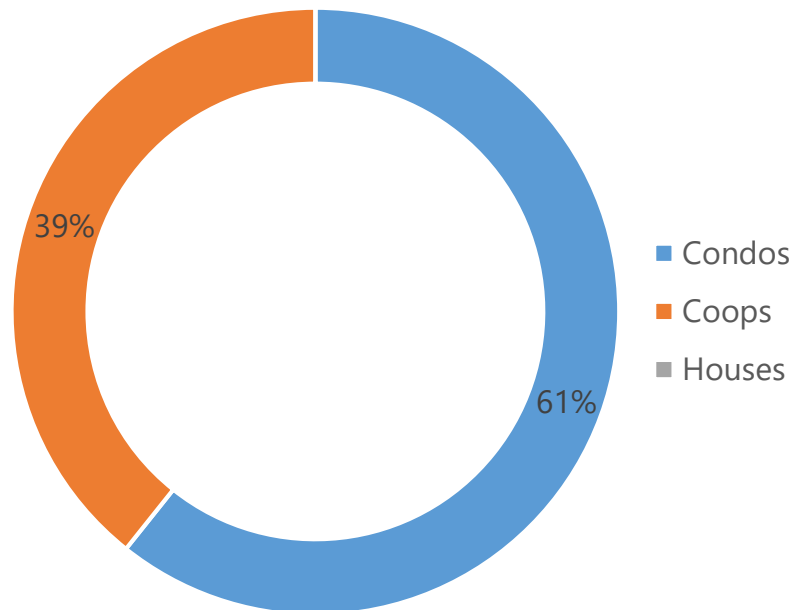


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$4,650,000	-48%	\$1,862	-17%	17
Coops	\$1,775,000	-5%	\$1,356	5%	11
Houses	-	-	-	-	0

Number of Sales by Building Type



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LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
180 Avenue Of The Amer #PHB	1-00504-1026	14-Jun-16	\$14,634,838	Condo	3,400
10 Sullivan St #9A	1-00490-1117	14-Jun-16	\$9,927,938	Condo	
10 Sullivan St #5B	1-00490-1113	23-Jun-16	\$8,728,931	Condo	
10 Sullivan St #5A	1-00490-1112	3-Jun-16	\$7,499,411	Condo	
10 Sullivan St #3B	1-00490-1106	23-Jun-16	\$7,287,000	Condo	
10 Sullivan St #4A	1-00490-1108	30-Jun-16	\$7,177,644	Condo	
10 Sullivan St #3A	1-00490-1105	3-Jun-16	\$7,076,838	Condo	
10 Sullivan St #4B	1-00490-1109	29-Jun-16	\$4,650,000	Condo	
20 Greene Street #4B	1-00230-1208	29-Jun-16	\$4,500,000	Condo	2,625
45 Wooster Street #3E	1-00475-1504	24-Jun-16	\$3,975,000	Condo	1,948
139 Wooster Street #4C	1-00515-1015	10-Jun-16	\$3,500,000	Condo	1,447
10 Sullivan St #4C	1-00490-1110	14-Jun-16	\$3,421,320	Condo	
161 Grand Street #5B	1-00234-1010	15-Jun-16	\$3,410,000	Condo	1,831
461 Broome St #2	1-00474-0010	3-Jun-16	\$3,200,000	Coop	
208-210 Spring St #2	1-00490-0021	27-Jun-16	\$2,700,000	Coop	
210 Lafayette Street #2E	1-00482-1107	24-Jun-16	\$2,350,000	Condo	2,122
240 Centre Street #4K	1-00472-1002	21-Jun-16	\$2,320,000	Coop	950
121 Mercer St #4THFL	1-00499-0027	1-Jun-16	\$2,300,000	Coop	
311 West Broadway #2C	1-00228-1242	17-Jun-16	\$2,156,000	Condo	1,244
83-85 Wooster St #2F	1-00487-0030	10-Jun-16	\$1,900,000	Coop	
561-563 Broadway #4B	1-00498-0007	14-Jun-16	\$1,650,000	Coop	
2 King St #3B	1-00519-0036	2-Jun-16	\$900,000	Coop	725
163-165 Prince St #26	1-00516-0001	23-Jun-16	\$897,000	Coop	
57 Thompson St #2B	1-00489-0037	30-Jun-16	\$610,000	Coop	450
143 Sullivan St #14	1-00517-0006	23-Jun-16	\$485,000	Coop	

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