

# SOHO

A quarterly analysis of residential sales  
in SoHo, Manhattan

3rd Quarter 2019



**The RATNER Team Market Report**

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# Residential Market Report, 3rd Quarter 2019

## SoHo, Manhattan

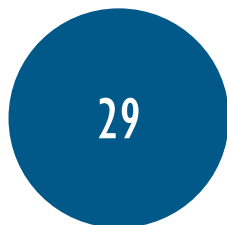
### SUMMARY

MEDIAN SALE PRICE



-37% YoY

NO. OF TRANSACTIONS



-33% YoY

MEDIAN PRICE/SQ.FT.



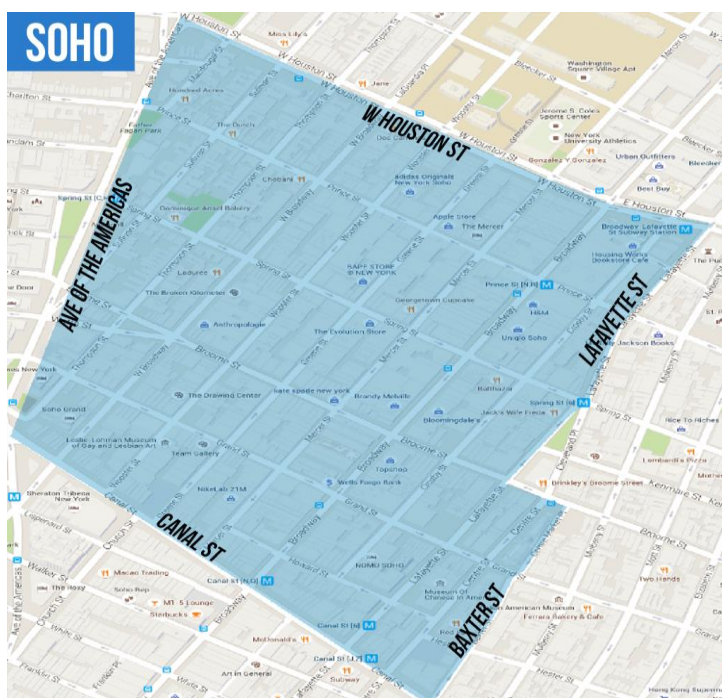
-6% YoY

MANHATTAN  
MEDIAN SALE PRICE



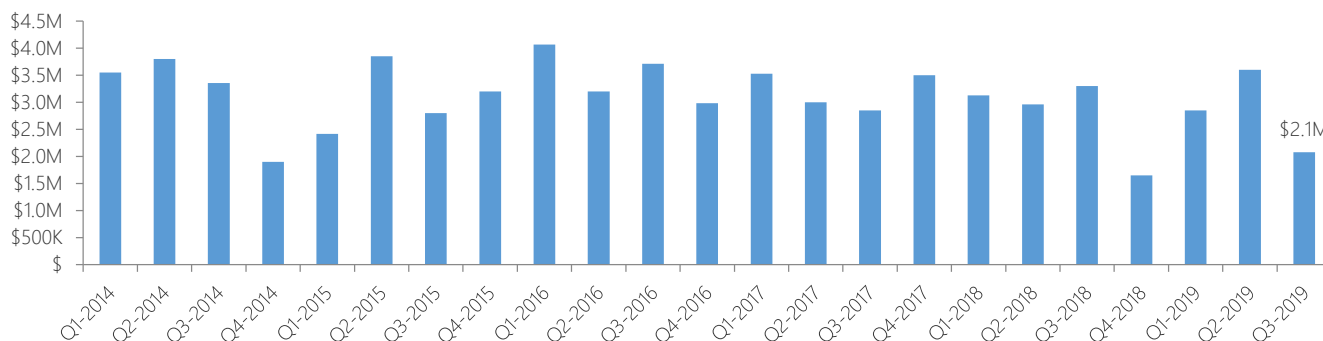
-9% YoY

### NEIGHBORHOOD BOUNDARIES

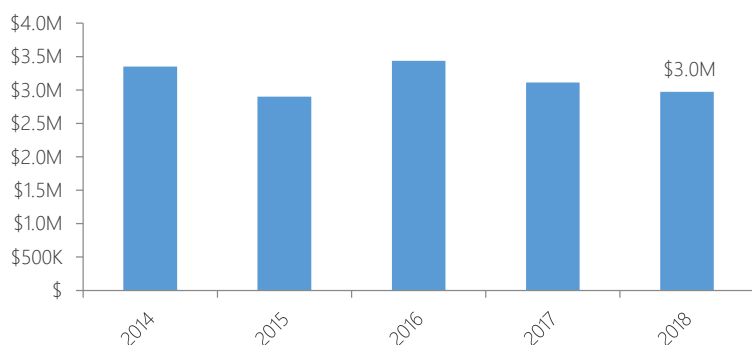


RESIDENTIAL STATS

Median Sale Price by Quarter

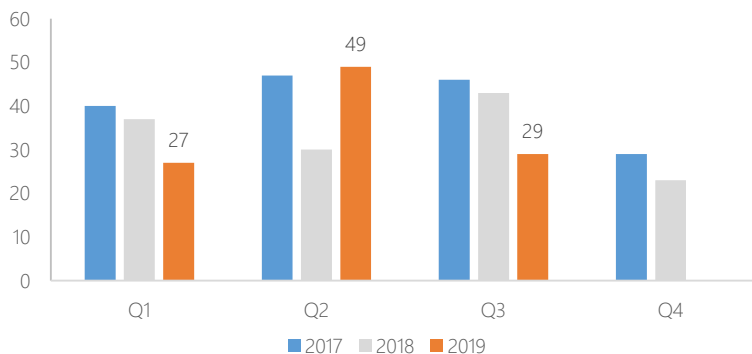


Median Sale Price by Year

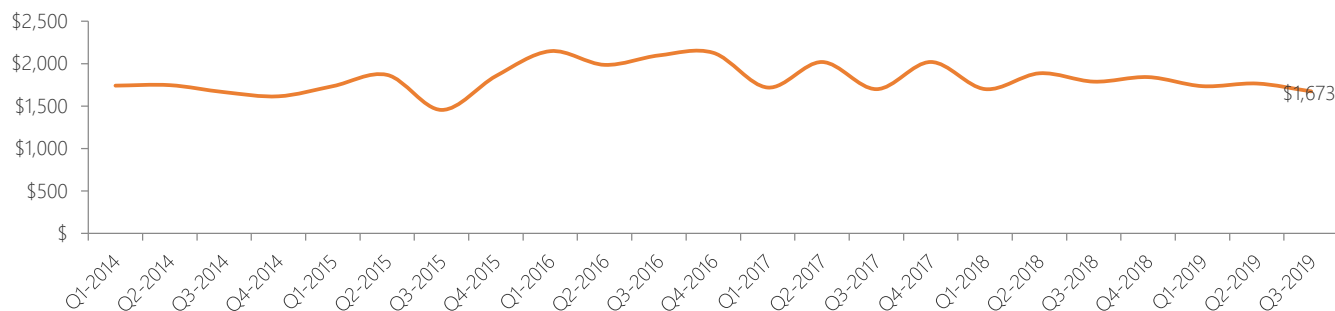


Number of Transactions

Quarter	2014	2015	2016	2017	2018	2019
Q1	29	34	47	40	37	27
Q2	34	37	51	47	30	49
Q3	40	27	54	46	43	29
Q4	34	25	28	29	23	



Median Sale Price per Square Foot

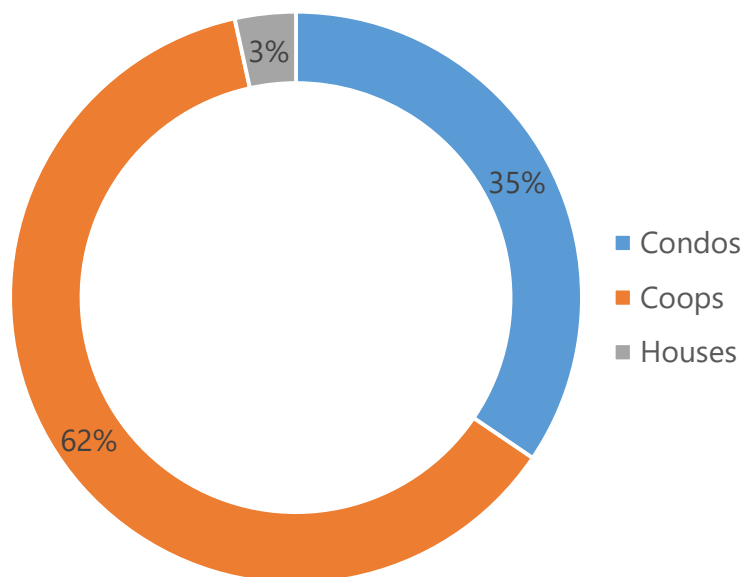


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,692,500	-49%	\$1,721	-16%	10
Coops	\$1,925,000	-27%	\$1,591	15%	18
Houses	\$12,250,000	-	\$2,659	-	1

Number of Sales by Building Type



## LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
50-140 Sullivan St	1-00490-0027	13-Sep-19	\$12,250,000	House	4,607
240 Centre St #5H	1-00472-1002	1-Jul-19	\$10,500,000	Coop	6,600
42-50 Wooster St #2NORE	1-00475-1324	26-Sep-19	\$4,300,000	Condo	2,614
38 Crosby St #5R	1-00473-1009	3-Sep-19	\$4,000,000	Condo	2,215
115 Mercer St #3A	1-00499-1405	29-Aug-19	\$3,800,000	Condo	2,170
30 Crosby St #M2	1-00473-1102	17-Jul-19	\$3,000,000	Condo	3,009
88 Prince St #9CD	1-00498-0007	26-Jul-19	\$2,951,500	Coop	
45 Crosby St #2N	1-00482-0003	10-Sep-19	\$2,925,000	Coop	2,100
12 Wooster St #2	1-00229-0012	12-Jul-19	\$2,750,000	Coop	2,400
129 Lafayette St #2C	1-00208-1004	15-Aug-19	\$2,750,000	Condo	2,017
311 W Broadway #3G	1-00228-1211	9-Sep-19	\$2,635,000	Condo	1,221
141 Wooster St #6C	1-00515-0031	9-Aug-19	\$2,500,000	Coop	
140-144 Thompson St #2E	1-00516-0007	18-Jul-19	\$2,400,000	Coop	
93 Greene St #5E	1-00500-1124	12-Sep-19	\$2,090,000	Condo	1,201
210 Lafayette St #3D	1-00482-1111	5-Aug-19	\$2,067,500	Condo	1,215
118 Mercer St #4M	1-00498-0015	12-Sep-19	\$2,000,000	Coop	
477 Broome St #44	1-00475-1202	5-Aug-19	\$1,995,000	Coop	1,165
37 B Crosby St #5	1-00473-0130	24-Sep-19	\$1,925,000	Coop	1,200
66 Crosby St #6C	1-00483-0013	24-Sep-19	\$1,625,000	Coop	
60 Greene St #2B	1-00485-1104	30-Jul-19	\$1,568,000	Condo	1,010
210 Lafayette St #4C	1-00482-1116	11-Jul-19	\$1,400,000	Condo	739
203 Spring St #4	1-00504-0039	25-Jul-19	\$1,325,000	Coop	
149 Sullivan St #4F	1-00517-0009	1-Jul-19	\$1,133,275	Coop	
203 Spring St #9	1-00504-0039	25-Jul-19	\$978,000	Coop	
149 Sullivan St #5D	1-00517-0009	1-Jul-19	\$803,595	Coop	
185 W Houston St #1C	1-00520-0029	23-Sep-19	\$722,000	Coop	
110 Thompson St #5D	1-00502-0012	23-Jul-19	\$390,000	Coop	
150 Sullivan St #27	1-00518-0032	1-Aug-19	\$335,000	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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- OFF Market Investment Properties in Brooklyn and Manhattan



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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

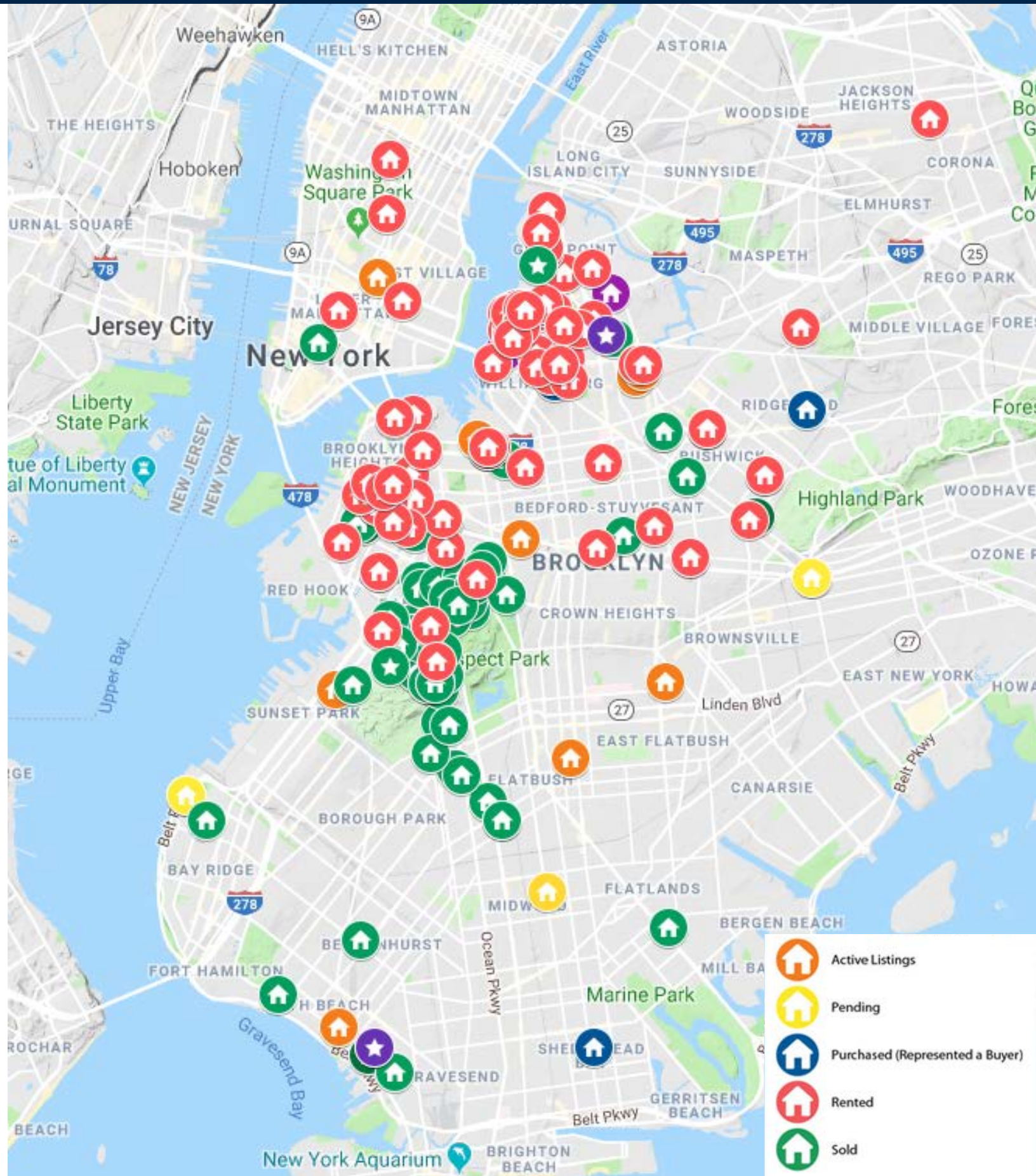
"David just recently landed me an amazing place in NYC. I was under a very limited amount of time to find a new home and David was able to find me an awesome new apartment for a great price and in an ideal location for work. The man knows how to operate in times of pressure and I'm proud to call him 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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| Architects                      | Exterminators                | Ironwork Professionals         | Roofers                             |
| Artist & Artisans               | Fences & Gates Specialists   | Kitchen & Bathroom Specialists | Rubbish Removal Companies           |
| Attorneys                       | Fireplaces                   | Landscape Design               | School Consultants                  |
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| Decks & Patios Specialists      | Home Security Professionals  | Plumbing Contractors           | Window Professionals                |
| Demolition Experts              | Home Stagers                 | Property Compliance            | Wine Cellars                        |
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