

# GREENWICH VILLAGE

A quarterly analysis of residential sales  
in Greenwich Village, Manhattan

2nd Quarter 2018



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# Residential Market Report, 2nd Quarter 2018

## Greenwich Village, Manhattan

### SUMMARY

MEDIAN SALE PRICE

\$1.25M

-10% YoY

NO. OF TRANSACTIONS

133

-11% YoY

MEDIAN PRICE/SQ.FT.

\$1,740

4% YoY

MANHATTAN  
MEDIAN SALE PRICE

\$1.08M

-8% YoY

### NEIGHBORHOOD BOUNDARIES

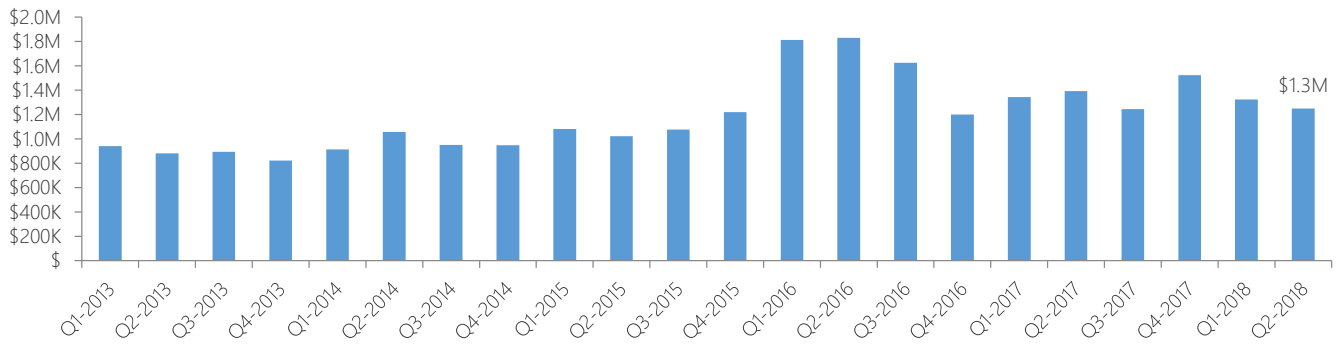


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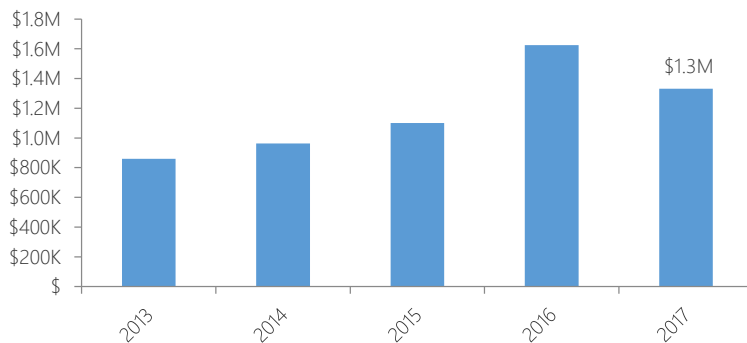


## RESIDENTIAL STATS

### Median Sale Price by Quarter

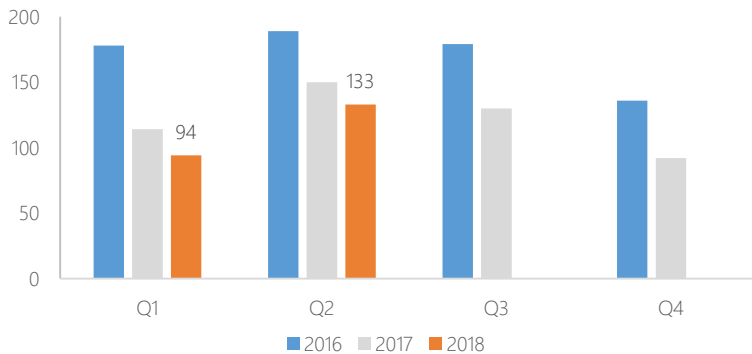


### Median Sale Price by Year



### Number of Transactions

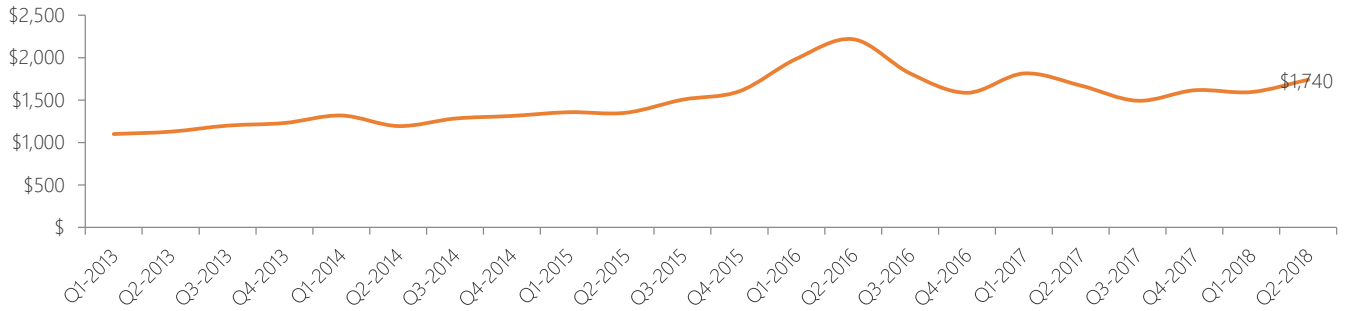
Quarter	2013	2014	2015	2016	2017	2018
Q1	105	108	121	178	114	94
Q2	169	144	134	189	150	133
Q3	188	155	147	179	130	
Q4	153	122	152	136	92	



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## Median Sale Price per Square Foot

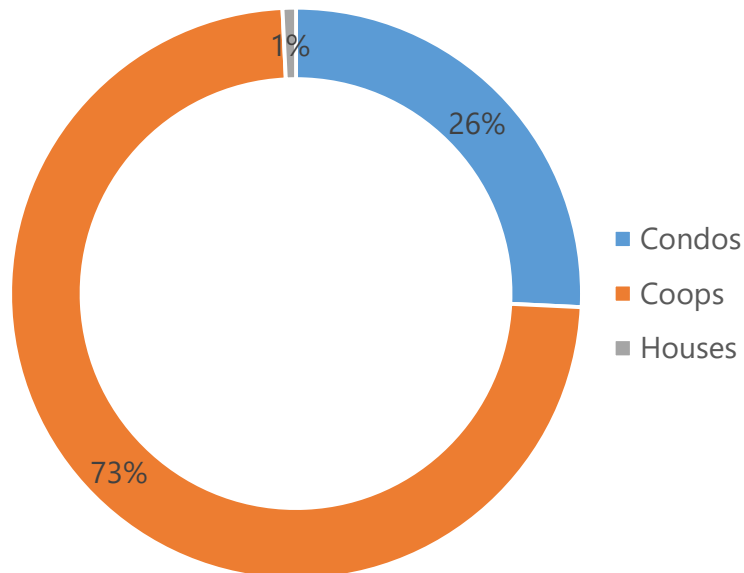


## RESIDENTIAL SALES BREAKDOWN

### Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,025,000	-50%	\$2,080	-12%	34
Coops	\$925,000	-7%	\$1,259	-6%	97
Houses	\$7,900,000	-44%	\$2,351	-31%	1

### Number of Sales by Building Type



## TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
155 W Eleventh St #PHEA	1-00607-1391	2-May-18	\$15,806,474	Condo	3,486
7 E Ninth St #2R	1-00567-0031	22-May-18	\$7,950,000	Coop	
76 Mac Dougal St	1-00526-0045	9-Apr-18	\$7,900,000	House	3,360
160 W Twelfth St #86	1-00607-1441	8-Jun-18	\$7,450,000	Condo	2,539
160 W Twelfth St #82	1-00607-1438	22-Jun-18	\$5,900,000	Condo	2,044
1-7 Fifth Ave #26B	1-00550-0022	1-May-18	\$5,850,000	Coop	
65 W 13th St #2F	1-00577-1106	15-May-18	\$5,550,000	Condo	2,678
59 W Twelfth St #16AT	1-00576-1602	23-May-18	\$5,501,259	Condo	1,875
171 Mac Dougal St #4E	1-00553-1105	26-Apr-18	\$5,300,000	Condo	2,266
31 W Eleventh St #2A	1-00575-1104	8-May-18	\$5,200,000	Condo	1,969
175 Sullivan St #5A	1-00525-1504	27-Apr-18	\$4,650,000	Condo	2,236
60 E Eighth St #33BC	1-00548-1003	27-Apr-18	\$4,550,088	Coop	
63-77 University Pl #311	1-00562-0001	14-Jun-18	\$4,300,000	Coop	
65 W 13th St #12C	1-00577-1176	27-Jun-18	\$4,000,000	Condo	2,423
375-379 Avenue Of The Americas #9DE	1-00592-0066	1-Jun-18	\$4,000,000	Coop	
30-34 W 13th St #3A	1-00576-0022	30-May-18	\$3,495,000	Coop	2,800
20-34 University Pl #8AB	1-00566-0018	6-Jun-18	\$3,450,000	Coop	1,850
147 Waverly Pl #3W	1-00593-1106	6-Apr-18	\$3,400,000	Condo	1,458
126 University Pl #2	1-00571-1402	18-Apr-18	\$3,315,000	Condo	2,202
1-7 Fifth Ave #10G	1-00550-0022	31-May-18	\$3,300,000	Coop	
2-8 Fifth Ave #20N	1-00551-0001	27-Jun-18	\$3,250,000	Coop	1,500
155 W Eleventh St #3J	1-00607-1329	18-Jun-18	\$3,200,000	Condo	1,206
40-46 Fifth Ave #3D	1-00574-0039	15-May-18	\$2,875,000	Coop	
14 W Fourth St #B1506	1-00535-1002	31-May-18	\$2,800,000	Coop	
45 Christopher St #4B	1-00610-1028	27-Apr-18	\$2,780,000	Condo	1,210
30 E Tenth St #5N	1-00561-0009	30-May-18	\$2,625,000	Coop	
28 E Tenth St #4B	1-00561-1131	26-Jun-18	\$2,600,000	Condo	1,375
136 W 13th St #1A	1-00608-0021	12-Apr-18	\$2,500,000	Coop	
63 Downing St #2C	1-00528-1005	29-Jun-18	\$2,475,000	Condo	1,112
130 W Twelfth St #4D	1-00607-1213	15-May-18	\$2,380,000	Condo	869
38-58 E Tenth St #3E	1-00561-0014	13-Apr-18	\$2,250,000	Coop	
30 E Ninth St #4C	1-00560-1003	12-Jun-18	\$2,250,000	Coop	1,300
60 E Eighth St #28B	1-00548-1003	28-Jun-18	\$2,050,000	Coop	1,100
15 Charles St #PHB	1-00612-1424	15-May-18	\$2,025,000	Condo	670
160 W Eleventh St #PH	1-00606-1002	13-Apr-18	\$1,975,000	Coop	
45 Christopher St #7G	1-00610-1054	22-May-18	\$1,930,000	Condo	802
45 Christopher St #6G	1-00610-1047	19-Jun-18	\$1,901,250	Condo	802
41-43 University Pl #3	1-00561-0001	1-May-18	\$1,895,000	Coop	1,300
28-32 Fifth Ave #7K	1-00573-0039	12-Apr-18	\$1,875,000	Coop	
28 E Tenth St #1L	1-00561-1113	22-Jun-18	\$1,860,000	Condo	834
25 Fifth Ave #11G	1-00567-1079	7-Jun-18	\$1,860,000	Condo	703
126-128 W Eleventh St #52	1-00606-0047	25-Apr-18	\$1,731,025	Coop	
28-32 Fifth Ave #2G	1-00573-0039	26-Jun-18	\$1,729,625	Coop	1,050
35-45 E Ninth St #3	1-00561-0045	8-May-18	\$1,725,000	Coop	
37 W Twelfth St #3H	1-00576-0025	24-Apr-18	\$1,725,000	Coop	
175 W Twelfth St #15E	1-00608-1170	10-May-18	\$1,725,000	Condo	879
175 W Twelfth St #14F	1-00608-1158	28-Jun-18	\$1,640,000	Condo	857
184 Thompson St #6A	1-00525-1607	9-Apr-18	\$1,630,000	Condo	932
486-494 Avenue Of The Americas #13A	1-00576-0001	6-Apr-18	\$1,613,000	Coop	
101-115 W Twelfth St #20G	1-00608-0039	25-Jun-18	\$1,600,000	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
28-32 Fifth Ave #2J	1-00573-0039	1-Jun-18	\$1,595,000	Coop	
9-21 Fifth Ave #5U	1-00566-0001	16-Apr-18	\$1,550,000	Coop	
60 E Eighth St #27D	1-00548-1003	3-May-18	\$1,550,000	Coop	850
60 E Eighth St #29D	1-00548-1003	3-May-18	\$1,537,500	Coop	850
40 E Ninth St #12F	1-00560-1103	19-Jun-18	\$1,525,000	Coop	
17 Cornelia St #1A	1-00590-1001	23-Apr-18	\$1,425,000	Condo	789
40 E Ninth St #6F	1-00560-1103	11-Jun-18	\$1,420,000	Coop	1,050
184 Thompson St #6C	1-00525-1619	18-Apr-18	\$1,375,000	Condo	765
45 Christopher St #2F	1-00610-1018	7-Jun-18	\$1,375,000	Condo	770
101-115 W Twelfth St #4G	1-00608-0039	11-Apr-18	\$1,350,000	Coop	1,100
25-33 Minetta Ln #6B	1-00542-0011	17-Jun-18	\$1,280,000	Coop	
44 E Twelfth St #2B	1-00563-1018	25-Jun-18	\$1,250,000	Condo	631
125 W Twelfth St #6E	1-00608-0053	24-May-18	\$1,250,000	Coop	
44 E Twelfth St #2C	1-00563-1027	9-May-18	\$1,225,000	Condo	602
14 W Fourth St #B402	1-00535-1002	1-May-18	\$1,207,500	Coop	1,000
49-51 Fifth Ave #9E	1-00569-0005	11-Apr-18	\$1,185,000	Coop	
101-115 W Twelfth St #16J	1-00608-0039	25-Apr-18	\$1,150,000	Coop	
46 Carmine St #3	1-00527-1103	11-Apr-18	\$1,125,000	Condo	621
9 Barrow St #6C	1-00590-1102	21-Jun-18	\$1,100,000	Coop	700
69 W Ninth St #5F	1-00573-1006	3-Apr-18	\$1,040,000	Coop	
3 Bedford St #PHB	1-00528-1112	14-Jun-18	\$1,000,000	Condo	1,476
475-483 Avenue Of The Americas #2D	1-00607-0038	30-May-18	\$990,000	Coop	800
34-36 E Tenth St #5E	1-00561-0012	22-May-18	\$980,000	Coop	
125 W Twelfth St #4E	1-00608-0053	18-Jun-18	\$975,000	Coop	630
77 Bleecker St #814W	1-00532-0020	12-Jun-18	\$950,000	Coop	
801-807 Broadway #521	1-00563-0037	16-May-18	\$930,000	Coop	725
1 Minetta St #3A	1-00542-1002	26-Apr-18	\$930,000	Coop	
60 E Ninth St #640	1-00560-1203	19-Jun-18	\$925,000	Coop	800
63-77 University Pl #207	1-00562-0001	7-Jun-18	\$915,000	Coop	800
41-49 Seventh Ave #3F	1-00609-0001	21-Jun-18	\$910,000	Coop	
1 Sheridan Sq #4D	1-00592-1024	26-Apr-18	\$900,000	Condo	440
23-33 Greenwich Ave #4H	1-00611-0065	11-Apr-18	\$899,000	Coop	
77 Bleecker St #1210	1-00532-0020	10-Apr-18	\$865,000	Coop	900
69 W Ninth St #7J	1-00573-1006	29-May-18	\$850,000	Coop	750
24-26 Fifth Ave #415	1-00573-0043	9-May-18	\$825,000	Coop	
32 Downing St #4A	1-00527-0010	20-Jun-18	\$810,000	Coop	
63 E Ninth St #5X	1-00561-1003	29-May-18	\$801,000	Coop	600
101-115 W Twelfth St #10U	1-00608-0039	14-Jun-18	\$795,000	Coop	600
77 Bleecker St #515	1-00532-0020	16-Apr-18	\$794,000	Coop	625
43-47 E Tenth St #4C	1-00562-0036	6-Jun-18	\$782,500	Coop	
18-20 W 14th St #4HS	1-00577-0030	4-May-18	\$780,000	Coop	750
137-149 W Twelfth St #45	1-00608-0060	25-Apr-18	\$750,000	Coop	500
20-34 University Pl #8E	1-00566-0018	6-Apr-18	\$735,000	Coop	700
184 Thompson St #2D	1-00525-1621	21-May-18	\$730,000	Condo	458
77 Bleecker St #819	1-00532-0020	5-Apr-18	\$725,000	Coop	625
18-20 W 14th St #4DN	1-00577-0030	16-May-18	\$720,000	Coop	700
63 E Ninth St #7B	1-00561-1003	28-Jun-18	\$710,000	Coop	
15-23 Waverly Pl #3K	1-00548-0045	24-May-18	\$700,000	Coop	500
14 W Fourth St #B1307	1-00535-1002	7-Jun-18	\$695,000	Coop	
49-57 W Twelfth St #4H	1-00576-0066	11-Apr-18	\$687,000	Coop	



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