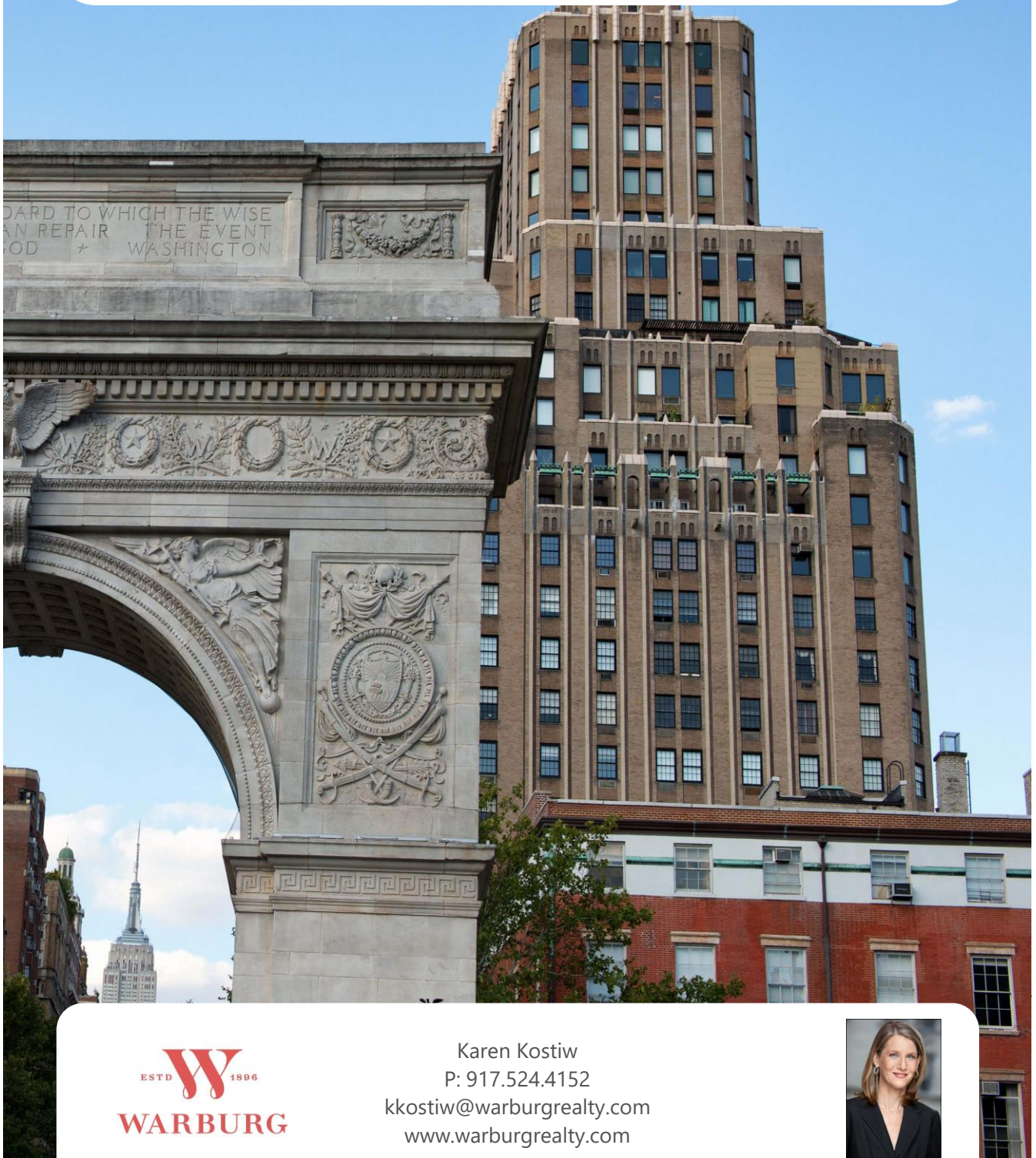


# GREENWICH VILLAGE-LITTLE ITALY

A quarterly analysis of residential sales  
in Greenwich Village-Little Italy, Manhattan

4th Quarter 2017



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# Residential Market Report, 4th Quarter 2017

## Greenwich Village/Little Italy, Manhattan

### SUMMARY

MEDIAN SALE PRICE

**\$1.68M**

14% YoY

NO. OF TRANSACTIONS

**217**

-16% YoY

MEDIAN PRICE/SQ.FT.

**\$1,786**

4% YoY

MANHATTAN  
MEDIAN SALE PRICE

**\$1.1M**

11% YoY

### NEIGHBORHOOD BOUNDARIES

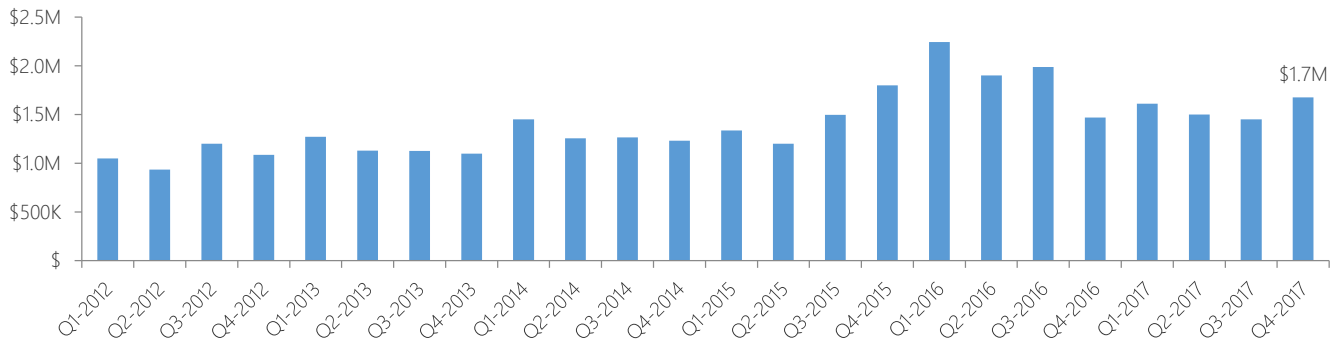


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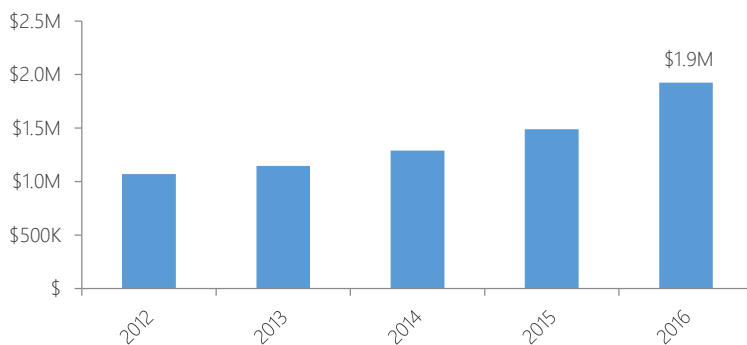


## RESIDENTIAL STATS

### Median Sale Price by Quarter

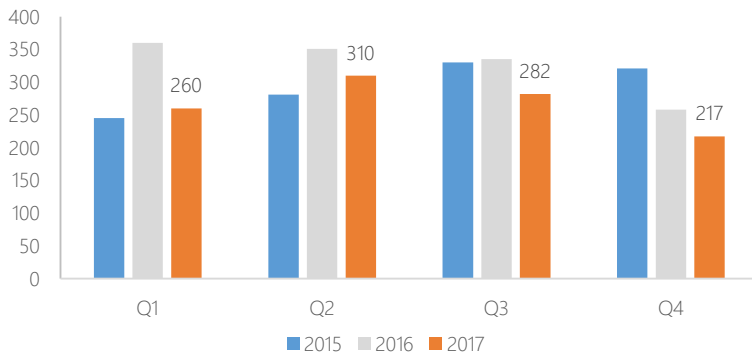


### Median Sale Price by Year



### Number of Transactions

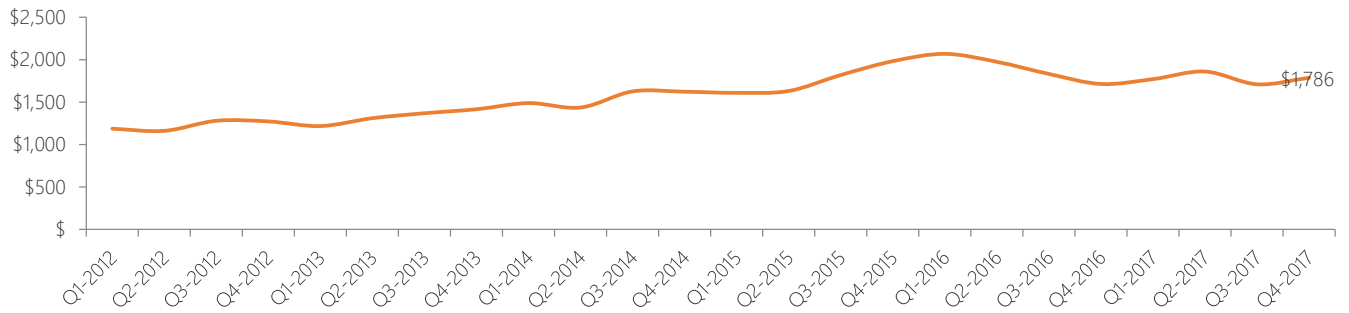
Quarter	2012	2013	2014	2015	2016	2017
Q1	220	217	253	245	360	260
Q2	319	339	297	281	351	310
Q3	342	418	335	330	335	282
Q4	349	326	257	321	258	217



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## Median Sale Price per Square Foot

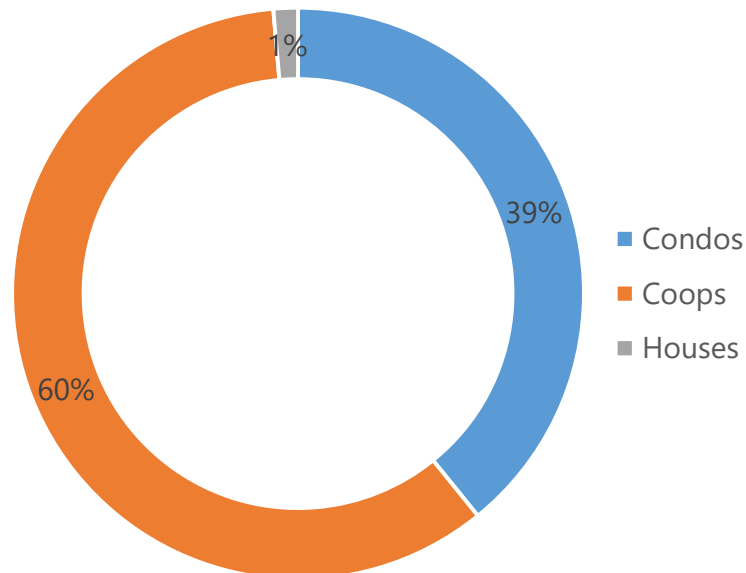


## RESIDENTIAL SALES BREAKDOWN

### Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$2,950,000	-8%	\$2,174	-5%	85
Coops	\$1,100,000	10%	\$1,438	0%	129
Houses	\$12,550,000	813%	\$3,919	228%	3

### Number of Sales by Building Type



## TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
275 W 10 St #PHC	1-00631-1254	14-Dec-17	\$34,620,500	Condo	
140 W 12 St #PH7A	1-00607-1498	29-Nov-17	\$19,500,000	Condo	4,317
26 Bank St	1-00614-0019	12-Oct-17	\$17,850,000	House	4,170
42-50 Wooster St #7NO	1-00475-1335	29-Dec-17	\$15,700,000	Condo	3,209
57 Bank St	1-00624-0056	21-Nov-17	\$12,550,000	House	3,202
42 Crosby St #5S	1-00483-1109	13-Oct-17	\$10,545,356	Condo	
33 Charles St	1-00612-0036	8-Dec-17	\$10,500,000	House	3,196
42 Crosby St #4S	1-00483-1107	6-Dec-17	\$10,200,000	Condo	
42 Crosby St #3S	1-00483-1105	12-Dec-17	\$9,950,000	Condo	
75-87 Grand St #2	1-00229-0022	29-Nov-17	\$9,750,000	Coop	4,500
17 E 12 St #9	1-00570-1308	1-Dec-17	\$9,571,550	Condo	
175 W 10 St #PH	1-00611-1007	30-Nov-17	\$9,500,000	Condo	
66 E 11 St #TH	1-00562-1202	18-Dec-17	\$9,000,000	Condo	6,667
42 Crosby St #2N	1-00483-1104	17-Oct-17	\$8,909,688	Condo	
10 Sullivan St #15A	1-00490-1123	15-Nov-17	\$8,807,863	Condo	
42 Crosby St #6N	1-00483-1111	12-Oct-17	\$8,800,000	Condo	
155 W 11 St #11B	1-00607-1379	27-Nov-17	\$8,569,157	Condo	2,398
40 Bond St #9B	1-00530-1524	9-Nov-17	\$8,500,000	Condo	2,076
43 Clarkson St #2A	1-00601-1204	4-Dec-17	\$8,400,000	Condo	6,471
41 Bond St #6	1-00529-2005	31-Oct-17	\$8,145,334	Condo	2,627
275 W 10 St #3B	1-00631-1213	10-Nov-17	\$7,695,000	Condo	2,885
130 W 12 St #7A	1-00607-1222	15-Dec-17	\$7,500,000	Condo	2,816
25 5 Ave #10A	1-00567-1068	15-Dec-17	\$6,850,000	Condo	2,679
150 W 12 St #9EAS	1-00607-1469	10-Nov-17	\$6,850,000	Condo	2,065
1 Morton Sq #8BW	1-00602-1045	1-Oct-17	\$6,492,153	Condo	2,446
175 W 10 St #5	1-00611-1006	7-Dec-17	\$6,364,063	Condo	
57 Greene St #PHC	1-00486-1224	5-Dec-17	\$5,850,000	Condo	2,178
2 Horatio St #12ABC	1-00616-1002	5-Dec-17	\$5,310,000	Coop	
52 Wooster St #2	1-00475-1702	11-Dec-17	\$4,875,000	Condo	2,076
275 W 10 St #MB	1-00631-1205	2-Nov-17	\$4,862,144	Condo	
35 E 12 St #6AB	1-00564-0031	15-Dec-17	\$4,750,000	Coop	
112-114 Prince St #4FLR	1-00500-0019	9-Nov-17	\$4,600,000	Coop	
471 W Broadway #4	1-00515-0011	21-Nov-17	\$4,200,000	Coop	2,000
2-8 5 Ave #45	1-00551-0001	19-Dec-17	\$4,200,000	Coop	2,200
59 Bank St #4	1-00624-1004	25-Oct-17	\$4,200,000	Condo	1,858
84-94 Mercer St #5B	1-00484-0001	30-Nov-17	\$4,100,000	Coop	4,772
427-431 West St #2A	1-00638-0001	6-Oct-17	\$4,000,000	Coop	
542 La Guardia Pl #5B	1-00537-1109	6-Dec-17	\$3,995,000	Condo	1,400
122 Greenwich Ave #26	1-00618-1423	8-Dec-17	\$3,925,000	Condo	1,392
28 E 10 St #6D	1-00561-1146	29-Dec-17	\$3,900,000	Condo	1,590
43 Great Jones St #6	1-00530-0028	11-Oct-17	\$3,875,000	Coop	
45 Christopher St #PHA	1-00610-1117	14-Dec-17	\$3,800,000	Condo	933
123 Sullivan St #2	1-00503-1002	19-Oct-17	\$3,700,000	Condo	1,648
136 Baxter St #4B	1-00235-1009	22-Dec-17	\$3,500,000	Condo	2,575
136 Baxter St #4A	1-00235-1009	22-Dec-17	\$3,500,000	Condo	2,575
99 Jane St #5K	1-00642-1152	5-Dec-17	\$3,475,000	Condo	1,548
141-145 Wooster St #7C	1-00515-0031	31-Oct-17	\$3,400,000	Coop	2,000
176 Mulberry St #2	1-00471-1106	17-Nov-17	\$3,350,000	Condo	1,773
16-20 E 12 St #7D	1-00569-1136	22-Dec-17	\$3,250,000	Condo	1,277
476 Broadway #6F	1-00473-1006	15-Nov-17	\$3,205,000	Coop	2,300



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Address	BBL	Sale date	Sale price	Property type	Sqft
692-694 Broadway #1113	1-00531-1075	19-Dec-17	\$3,200,000	Condo	1,526
44 Morton St #1W	1-00583-1003	17-Oct-17	\$3,150,000	Condo	779
44 Morton St #2W	1-00583-1003	17-Oct-17	\$3,150,000	Condo	779
2-8 5 Ave #8M	1-00551-0001	17-Oct-17	\$3,061,058	Coop	
90 Greene St #4	1-00499-1304	12-Dec-17	\$3,000,000	Condo	2,000
35 Wooster St #5R	1-00475-1109	20-Oct-17	\$3,000,000	Condo	1,503
37 W 12 St #5E	1-00576-0025	28-Dec-17	\$3,000,000	Coop	
255 Hudson St #9A	1-00594-1750	15-Nov-17	\$2,995,000	Condo	1,533
55 Great Jones St #5FL	1-00530-0032	27-Oct-17	\$2,950,000	Coop	2,200
299 W 12 St #15E	1-00625-1149	11-Dec-17	\$2,950,000	Condo	821
16-20 E 12 St #5B	1-00569-1117	1-Nov-17	\$2,950,000	Condo	1,708
45-47 Crosby St #7N	1-00482-0003	4-Oct-17	\$2,925,000	Coop	
40 Bond St #6D	1-00530-1517	19-Dec-17	\$2,800,000	Condo	1,269
21 Astor Pl #6B	1-00545-1313	12-Oct-17	\$2,790,000	Condo	1,470
40 Bond St #7D	1-00530-1521	28-Nov-17	\$2,750,000	Condo	1,269
631-635 Hudson St #6B	1-00626-0012	2-Oct-17	\$2,725,000	Coop	
30-34 W 13 St #14	1-00576-0022	11-Dec-17	\$2,660,000	Coop	
505 Greenwich St #14E	1-00594-1368	9-Nov-17	\$2,600,000	Condo	1,335
2-18 Charlton St #12CD	1-00506-0027	3-Nov-17	\$2,600,000	Coop	
371-375 West St #4A	1-00603-0001	4-Oct-17	\$2,435,000	Coop	850
38-50 W 9 St #12	1-00572-0017	2-Nov-17	\$2,410,000	Coop	1,500
38-50 W 9 St #21	1-00572-0017	20-Dec-17	\$2,400,000	Coop	
2-8 5 Ave #17O	1-00551-0001	8-Nov-17	\$2,400,000	Coop	1,150
60 E 8 St #7K	1-00548-1003	12-Dec-17	\$2,350,000	Coop	1,252
720-732 W 11 St #4B	1-00638-0019	23-Oct-17	\$2,350,000	Coop	
60-62 University Pl #6D	1-00568-0024	20-Dec-17	\$2,325,000	Coop	
39-45 E 12 St #103	1-00564-0026	14-Dec-17	\$2,300,000	Coop	1,600
28-32 5 Ave #10K	1-00573-0039	5-Oct-17	\$2,250,000	Coop	1,450
45 5 Ave #2AB	1-00569-0003	20-Dec-17	\$2,250,000	Coop	1,300
130 Barrow St #PH7	1-00604-1071	27-Oct-17	\$2,250,000	Condo	1,034
30 E 10 St #8N	1-00561-0009	13-Dec-17	\$2,200,000	Coop	1,600
28 E 10 St #11H	1-00561-1195	9-Nov-17	\$2,200,000	Condo	893
28-30 E 4 St #4W	1-00531-0027	6-Nov-17	\$2,200,000	Coop	
511 Hudson St #5C	1-00630-0043	8-Dec-17	\$2,140,000	Coop	1,200
275 W 10 St #MG	1-00631-1203	13-Oct-17	\$2,138,325	Condo	
200 Mercer St #1H	1-00523-0032	28-Dec-17	\$2,100,000	Coop	
354 Bowery #2	1-00531-1202	15-Nov-17	\$2,020,000	Condo	1,044
1 Morton Sq #10AE	1-00602-1111	21-Nov-17	\$2,020,000	Condo	813
303 Mercer St #A203	1-00548-0024	19-Dec-17	\$2,000,000	Coop	1,450
547 Broadway #5	1-00498-0015	21-Nov-17	\$2,000,000	Coop	
256 Bowery #6A	1-00507-1118	28-Dec-17	\$1,975,000	Condo	935
41 5 Ave #7A	1-00568-0006	30-Nov-17	\$1,950,000	Coop	1,100
2-8 5 Ave #7C	1-00551-0001	10-Nov-17	\$1,935,000	Coop	950
299 W 12 St #6K	1-00625-1066	27-Nov-17	\$1,925,000	Condo	877
486-494 Avenue Of The Americas #11D	1-00576-0001	28-Dec-17	\$1,850,000	Coop	
302 W 12 St #7A	1-00624-1147	1-Dec-17	\$1,850,000	Condo	840
299 W 12 St #15J	1-00625-1153	13-Oct-17	\$1,840,000	Condo	825
302 W 12 St #6A	1-00624-1139	11-Dec-17	\$1,825,000	Condo	840
275 W 10 St #ME	1-00631-1201	17-Nov-17	\$1,817,576	Condo	
42-46 8 Ave #3F	1-00616-0001	18-Oct-17	\$1,812,500	Coop	1,000



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