

GREENWICH VILLAGE

A quarterly analysis of residential sales
in Greenwich Village, Manhattan

4th Quarter 2017

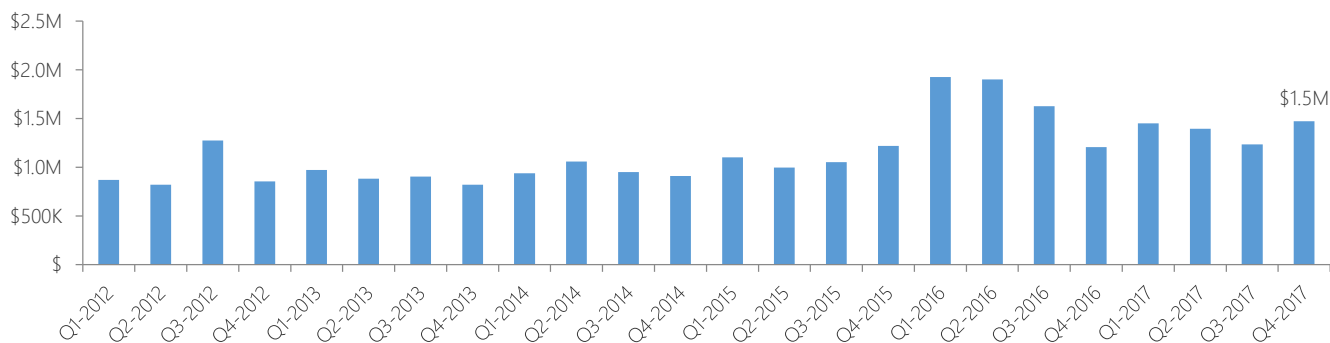


Karen Kostiw
P: 917.524.4152
kkostiw@warburgrealty.com
www.warburgrealty.com

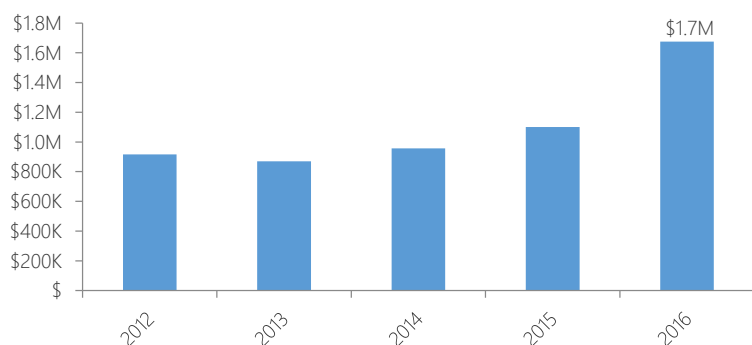


RESIDENTIAL STATS

Median Sale Price by Quarter

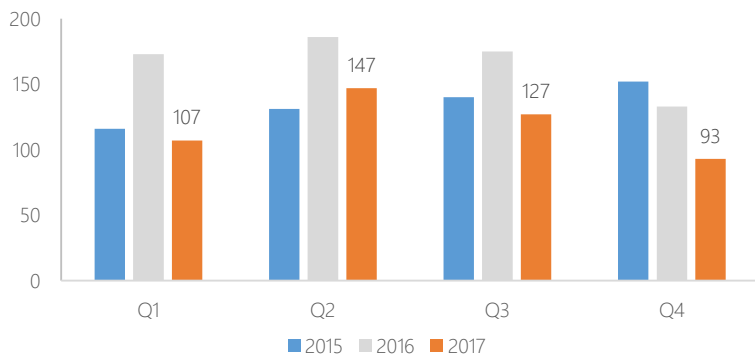


Median Sale Price by Year



Number of Transactions

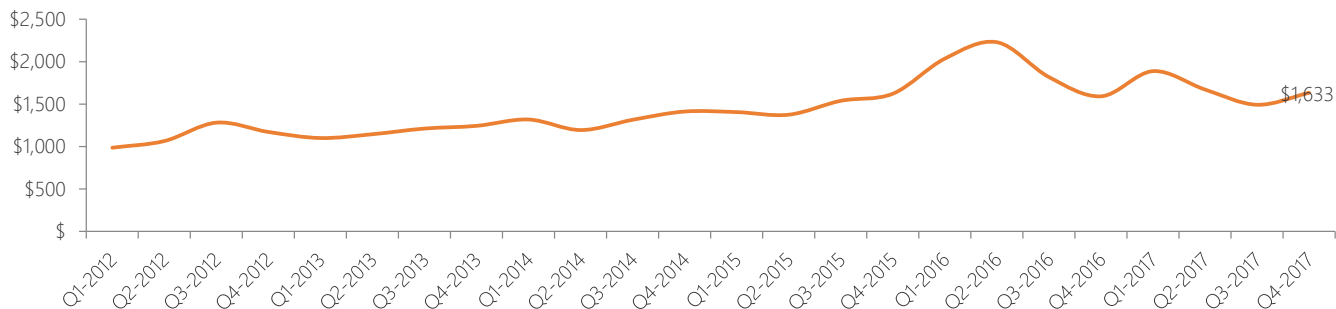
Quarter	2012	2013	2014	2015	2016	2017
Q1	82	102	104	116	173	107
Q2	153	162	138	131	186	147
Q3	175	184	149	140	175	127
Q4	167	149	115	152	133	93



Karen Kostiw
 P: 917.524.4152
 kkostiw@warburgrealty.com
 www.warburgrealty.com



Median Sale Price per Square Foot

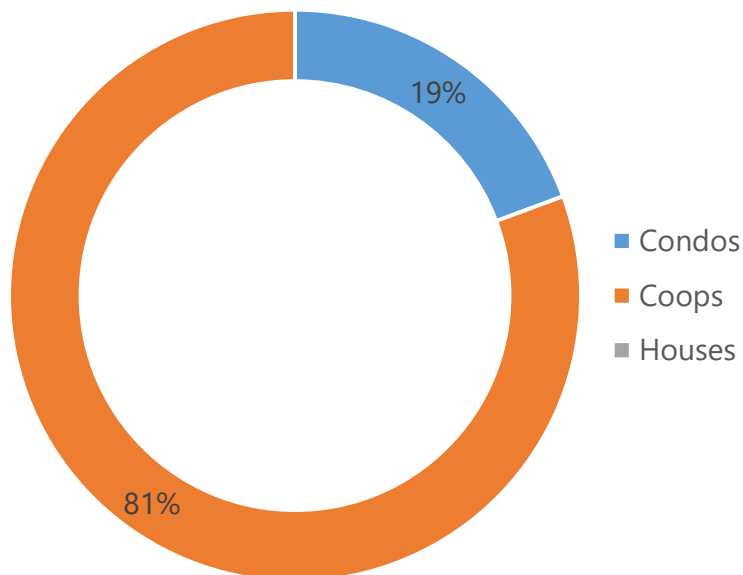


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$3,900,000	-29%	\$2,504	-10%	18
Coops	\$1,175,000	20%	\$1,445	10%	75
Houses	-	-	-	-	0

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
140 W 12 St #PH7A	1-00607-1498	29-Nov-17	\$19,500,000	Condo	4,317
17 E 12 St #9	1-00570-1308	1-Dec-17	\$9,571,550	Condo	
66 E 11 St #TH	1-00562-1202	18-Dec-17	\$9,000,000	Condo	6,667
155 W 11 St #11B	1-00607-1379	27-Nov-17	\$8,569,157	Condo	2,398
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
2-8 5 Ave #45	1-00551-0001	19-Dec-17	\$4,200,000	Coop	2,200
542 La Guardia Pl #5B	1-00537-1109	6-Dec-17	\$3,995,000	Condo	1,400
28 E 10 St #6D	1-00561-1146	29-Dec-17	\$3,900,000	Condo	1,590
45 Christopher St #PHA	1-00610-1117	14-Dec-17	\$3,800,000	Condo	933
16-20 E 12 St #7D	1-00569-1136	22-Dec-17	\$3,250,000	Condo	1,277
2-8 5 Ave #8M	1-00551-0001	17-Oct-17	\$3,061,058	Coop	
37 W 12 St #5E	1-00576-0025	28-Dec-17	\$3,000,000	Coop	
16-20 E 12 St #5B	1-00569-1117	1-Nov-17	\$2,950,000	Condo	1,708
30-34 W 13 St #14	1-00576-0022	11-Dec-17	\$2,660,000	Coop	
38-50 W 9 St #12	1-00572-0017	2-Nov-17	\$2,410,000	Coop	1,500
2-8 5 Ave #17O	1-00551-0001	8-Nov-17	\$2,400,000	Coop	1,150
38-50 W 9 St #21	1-00572-0017	20-Dec-17	\$2,400,000	Coop	
60 E 8 St #7K	1-00548-1003	12-Dec-17	\$2,350,000	Coop	1,252
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
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
200 Mercer St #1H	1-00523-0032	28-Dec-17	\$2,100,000	Coop	
303 Mercer St #A203	1-00548-0024	19-Dec-17	\$2,000,000	Coop	1,450
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
486-494 Avenue Of The Americas #11D	1-00576-0001	28-Dec-17	\$1,850,000	Coop	
101-115 W 12 St #5LM	1-00608-0039	11-Dec-17	\$1,800,000	Coop	
40-56 University Pl #7G	1-00567-0019	22-Dec-17	\$1,800,000	Coop	
126-128 W 11 St #74	1-00606-0047	13-Oct-17	\$1,795,000	Coop	1,000
41 5 Ave #11A	1-00568-0006	28-Nov-17	\$1,700,000	Coop	
101-115 W 12 St #10G	1-00608-0039	14-Nov-17	\$1,700,000	Coop	
20-34 University Pl #12U	1-00566-0018	13-Dec-17	\$1,700,000	Coop	950
28-32 5 Ave #12G	1-00573-0039	6-Dec-17	\$1,675,000	Coop	850
9-21 5 Ave #7H	1-00566-0001	1-Nov-17	\$1,645,000	Coop	
25 5 Ave #5G	1-00567-1036	11-Oct-17	\$1,605,000	Condo	703
38-50 W 9 St #2B	1-00572-0017	30-Nov-17	\$1,600,000	Coop	975
38-58 E 10 St #3F	1-00561-0014	5-Oct-17	\$1,585,000	Coop	
9-21 5 Ave #17O	1-00566-0001	8-Dec-17	\$1,550,000	Coop	1,100
53 W 11 St #5R	1-00575-1002	28-Nov-17	\$1,495,000	Coop	
60 E 8 St #22M	1-00548-1003	30-Nov-17	\$1,450,000	Coop	860
60 E 8 St #9C	1-00548-1003	12-Dec-17	\$1,325,000	Coop	760
60 E 8 St #6C	1-00548-1003	6-Dec-17	\$1,285,000	Coop	
60 W 13 St #9C	1-00576-0903	3-Nov-17	\$1,285,000	Condo	770
63 E 9 St #5R	1-00561-1003	27-Dec-17	\$1,250,000	Coop	900
60 W 13 St #9D	1-00576-0904	25-Oct-17	\$1,250,000	Condo	820



Karen Kostiw
P: 917.524.4152
kkostiw@warburgrealty.com
www.warburgrealty.com



Address	BBL	Sale date	Sale price	Property type	Sqft
60 E 8 St #14P	1-00548-1003	3-Oct-17	\$1,235,000	Coop	850
40 E 9 St #12L	1-00560-1103	13-Dec-17	\$1,175,000	Coop	
23-33 Greenwich Ave #10J	1-00611-0065	11-Oct-17	\$1,120,000	Coop	800
801-807 Broadway #309	1-00563-0037	14-Dec-17	\$1,100,000	Coop	
20-34 University Pl #25A	1-00566-0018	12-Oct-17	\$1,100,000	Coop	
194-198 W 4 St #9L	1-00591-0026	14-Nov-17	\$1,100,000	Coop	
60 E 9 St #3	1-00560-1203	14-Nov-17	\$1,060,000	Coop	
63-77 University Pl #405	1-00562-0001	30-Nov-17	\$1,050,000	Coop	660
63-77 University Pl #1B	1-00562-0001	23-Oct-17	\$999,000	Coop	800
20-34 University Pl #4S	1-00566-0018	4-Dec-17	\$975,000	Coop	600
49-51 5 Ave #2D	1-00569-0005	3-Nov-17	\$960,000	Coop	
486-494 Avenue Of The Americas #4G	1-00576-0001	16-Oct-17	\$950,000	Coop	
77 Bleecker St #724	1-00532-0020	5-Dec-17	\$865,000	Coop	775
60 E 9 St #433	1-00560-1203	18-Oct-17	\$860,000	Coop	800
60 E 8 St #4G	1-00548-1003	12-Dec-17	\$840,000	Coop	
18-20 W 14 St #6HS	1-00577-0030	31-Oct-17	\$820,000	Coop	740
60 E 9 St #405	1-00560-1203	12-Dec-17	\$750,000	Coop	700
101-115 W 12 St #15A	1-00608-0039	16-Nov-17	\$745,000	Coop	550
184 Thompson St #2W	1-00525-1723	30-Nov-17	\$740,000	Condo	483
47-61 E 9 St #3J	1-00561-0037	31-Oct-17	\$727,000	Coop	
194-198 W 4 St #7F	1-00591-0026	30-Nov-17	\$725,000	Coop	
77 Bleecker St #615	1-00532-0020	29-Nov-17	\$712,500	Coop	625
40 E 9 St #2E	1-00560-1103	10-Nov-17	\$650,000	Coop	873
13 Jones St #4A	1-00590-0079	22-Dec-17	\$639,000	Coop	500
194-198 W 4 St #10G	1-00591-0026	4-Oct-17	\$631,000	Coop	
63 E 9 St #3D	1-00561-1003	11-Oct-17	\$623,500	Coop	
35-37 E 10 St #6E	1-00562-0040	7-Nov-17	\$580,000	Coop	330
9 Barrow St #5G	1-00590-1102	11-Dec-17	\$560,000	Coop	
475-483 Avenue Of The Americas #6B	1-00607-0038	29-Nov-17	\$555,000	Coop	500
30 E 9 St #6H	1-00560-1003	21-Nov-17	\$550,000	Coop	
22-32 W 14 St #4AS	1-00577-0024	16-Nov-17	\$540,000	Coop	
45 5 Ave #1A	1-00569-0003	6-Nov-17	\$519,500	Coop	
60 E 9 St #3	1-00560-1203	21-Nov-17	\$515,000	Coop	
45-55 W 10 St #2H	1-00574-0067	5-Oct-17	\$505,000	Coop	
20-34 University Pl #7T	1-00566-0018	27-Dec-17	\$450,000	Coop	
211 Thompson St #3K	1-00539-0031	19-Oct-17	\$449,000	Coop	450
13 Downing St #9	1-00527-0084	30-Nov-17	\$405,000	Coop	
20-34 University Pl #10X	1-00566-0018	9-Nov-17	\$16,500	Coop	950



Karen Kostiw
P: 917.524.4152
kkostiw@warburgrealty.com
www.warburgrealty.com

