

WEST VILLAGE

A quarterly analysis of residential sales
in West Village, Manhattan

4th Quarter 2017



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Residential Market Report, 4th Quarter 2017

West Village, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.35M

9% YoY

NO. OF TRANSACTIONS

74

12% YoY

MEDIAN PRICE/SQ.FT.

\$2,032

-4% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.1M

11% YoY

NEIGHBORHOOD BOUNDARIES

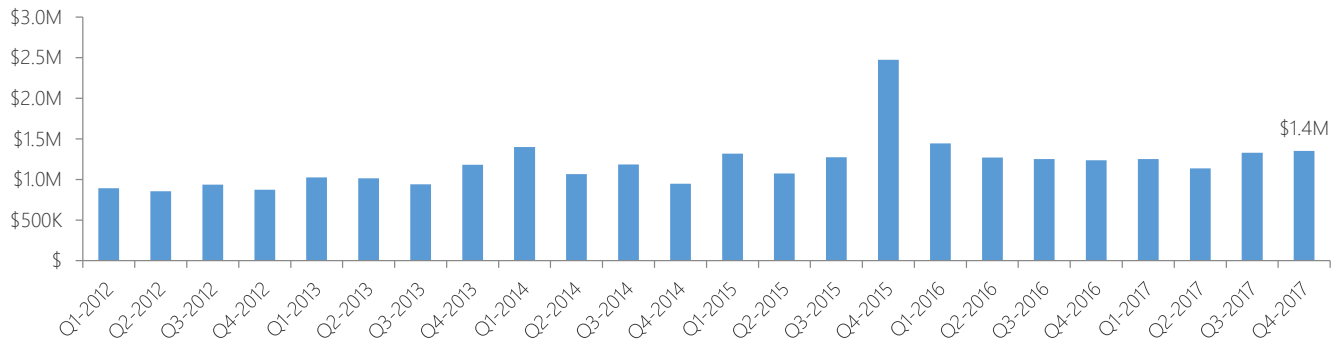


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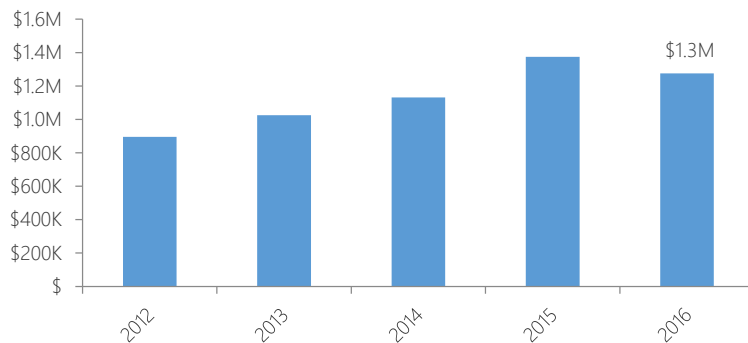


RESIDENTIAL STATS

Median Sale Price by Quarter

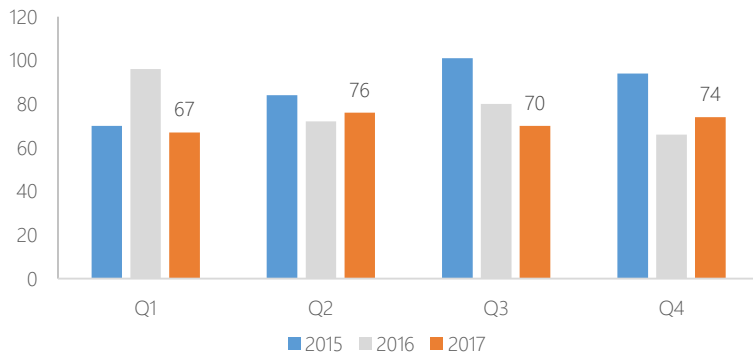


Median Sale Price by Year



Number of Transactions

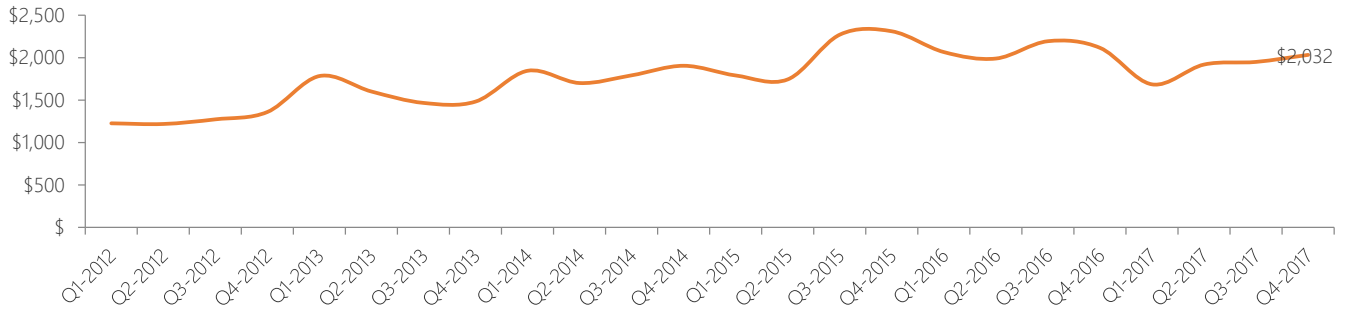
Quarter	2012	2013	2014	2015	2016	2017
Q1	71	49	77	70	96	67
Q2	89	86	88	84	72	76
Q3	105	125	91	101	80	70
Q4	82	97	74	94	66	74



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Median Sale Price per Square Foot

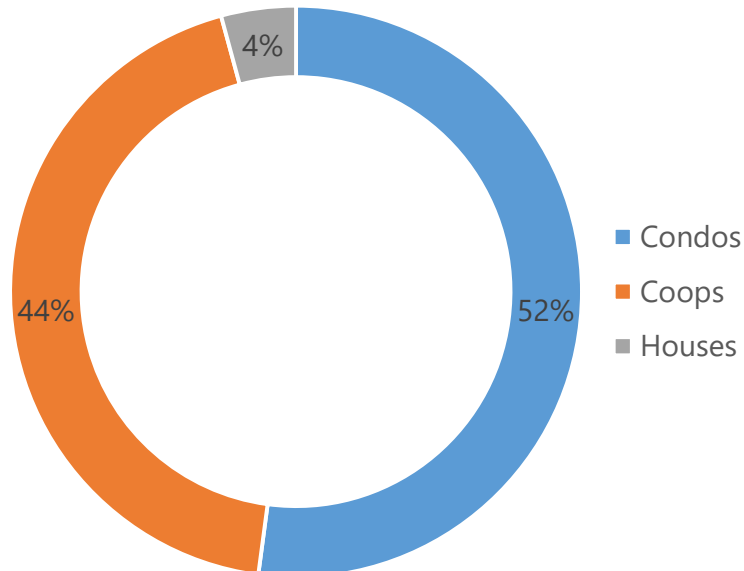


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,845,000	-5%	\$2,196	-5%	37
Coops	\$810,000	-5%	\$1,489	-3%	31
Houses	\$12,550,000	813%	\$3,919	228%	3

Number of Sales by Building Type



LIST OF 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	
26 Bank St	1-00614-0019	12-Oct-17	\$17,850,000	House	4,170
57 Bank St	1-00624-0056	21-Nov-17	\$12,550,000	House	3,202
33 Charles St	1-00612-0036	8-Dec-17	\$10,500,000	House	3,196
175 W 10 St #PH	1-00611-1007	30-Nov-17	\$9,500,000	Condo	
43 Clarkson St #2A	1-00601-1204	4-Dec-17	\$8,400,000	Condo	6,471
275 W 10 St #3B	1-00631-1213	10-Nov-17	\$7,695,000	Condo	2,885
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	
2 Horatio St #12ABC	1-00616-1002	5-Dec-17	\$5,310,000	Coop	
275 W 10 St #MB	1-00631-1205	2-Nov-17	\$4,862,144	Condo	
59 Bank St #4	1-00624-1004	25-Oct-17	\$4,200,000	Condo	1,858
427-431 West St #2A	1-00638-0001	6-Oct-17	\$4,000,000	Coop	
122 Greenwich Ave #26	1-00618-1423	8-Dec-17	\$3,925,000	Condo	1,392
99 Jane St #5K	1-00642-1152	5-Dec-17	\$3,475,000	Condo	1,548
44 Morton St #2W	1-00583-1003	17-Oct-17	\$3,150,000	Condo	779
44 Morton St #1W	1-00583-1003	17-Oct-17	\$3,150,000	Condo	779
299 W 12 St #15E	1-00625-1149	11-Dec-17	\$2,950,000	Condo	821
631-635 Hudson St #6B	1-00626-0012	2-Oct-17	\$2,725,000	Coop	
371-375 West St #4A	1-00603-0001	4-Oct-17	\$2,435,000	Coop	850
720-732 W 11 St #4B	1-00638-0019	23-Oct-17	\$2,350,000	Coop	
130 Barrow St #PH7	1-00604-1071	27-Oct-17	\$2,250,000	Condo	1,034
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	
1 Morton Sq #10AE	1-00602-1111	21-Nov-17	\$2,020,000	Condo	813
299 W 12 St #6K	1-00625-1066	27-Nov-17	\$1,925,000	Condo	877
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
421 Hudson St #607	1-00601-1107	17-Nov-17	\$1,580,000	Condo	912
222 W 14 St #13B	1-00618-1121	28-Nov-17	\$1,560,000	Condo	774
371-375 West St #3A	1-00603-0001	27-Dec-17	\$1,400,000	Coop	845
150 Charles St #2DS	1-00636-1221	20-Nov-17	\$1,350,000	Condo	541
302 W 12 St #1C	1-00624-1106	11-Dec-17	\$1,350,000	Condo	444
366 W 11 St #8C	1-00637-1150	10-Nov-17	\$1,325,000	Condo	603
357 W 12 St #2R	1-00641-1020	16-Oct-17	\$1,300,000	Condo	694
92 Perry St #5	1-00621-1105	23-Oct-17	\$1,260,000	Condo	646
677 Washington St #14E	1-00631-1149	9-Nov-17	\$1,165,000	Condo	575
79 Perry St #4R	1-00622-0066	19-Dec-17	\$1,150,000	Coop	
677 Washington St #4E	1-00631-1111	15-Dec-17	\$1,150,000	Condo	718
51 Charles St #1	1-00621-0061	17-Oct-17	\$1,075,000	Coop	
54-60 8 Ave #6C	1-00616-0011	9-Nov-17	\$1,069,163	Coop	
631-635 Hudson St #8R	1-00626-0012	14-Dec-17	\$1,050,000	Coop	600
299 W 12 St #6B	1-00625-1058	28-Dec-17	\$1,020,000	Condo	520
299 W 12 St #12L	1-00625-1133	14-Dec-17	\$1,017,232	Condo	386
223 W 10 St #2B	1-00620-1132	27-Oct-17	\$999,000	Condo	490
71-73 Barrow St #15	1-00584-0059	21-Dec-17	\$970,000	Coop	
350 W 14 St #5F	1-00629-1128	28-Nov-17	\$850,000	Condo	517



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Address	BBL	Sale date	Sale price	Property type	Sqft
650-664 Washington St #5A	1-00636-0022	30-Oct-17	\$825,000	Coop	
54-60 8 Ave #16E	1-00616-0011	7-Dec-17	\$820,000	Coop	525
222 W 14 St #7D	1-00618-1074	13-Oct-17	\$815,000	Condo	499
89 Bedford St #2	1-00585-0027	19-Oct-17	\$800,000	Coop	
204-206 W 10 St #28	1-00619-1103	23-Oct-17	\$766,000	Coop	550
344-348 W 12 St #4G	1-00640-0047	14-Dec-17	\$760,000	Coop	
631-635 Hudson St #6N	1-00626-0012	19-Dec-17	\$735,000	Coop	500
650-664 Washington St #5DD	1-00636-0022	2-Nov-17	\$732,000	Coop	
54-60 8 Ave #8E	1-00616-0011	19-Oct-17	\$710,000	Coop	
45 Perry St #13	1-00613-0042	16-Oct-17	\$680,000	Coop	
42-46 8 Ave #7E	1-00616-0001	11-Dec-17	\$670,000	Coop	450
771-777 Greenwich St #5O	1-00624-0001	25-Oct-17	\$650,000	Coop	
650-664 Washington St #5P	1-00636-0022	10-Oct-17	\$605,000	Coop	500
23-33 Greenwich Ave #7L	1-00611-0065	2-Oct-17	\$592,000	Coop	490
86 Horatio St #1	1-00642-0046	2-Nov-17	\$542,000	Coop	
350 Bleecker St #3J	1-00620-0019	7-Dec-17	\$479,754	Coop	
41 Jane St #5B	1-00626-0050	25-Oct-17	\$475,000	Coop	350
20 Jane St #3A	1-00615-0067	20-Nov-17	\$475,000	Coop	400
155 Perry St #2A	1-00637-1005	10-Oct-17	\$224,978	Condo	1,207



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