

GREENWICH VILLAGE-LITTLE ITALY

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

1st Quarter 2018



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Residential Market Report, 1st Quarter 2018

Greenwich Village/Little Italy, Manhattan

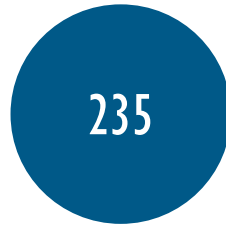
SUMMARY

MEDIAN SALE PRICE



18% YoY

NO. OF TRANSACTIONS



-1% YoY

MEDIAN PRICE/SQ.FT.



-3% YoY

MANHATTAN
MEDIAN SALE PRICE



3% YoY

NEIGHBORHOOD BOUNDARIES

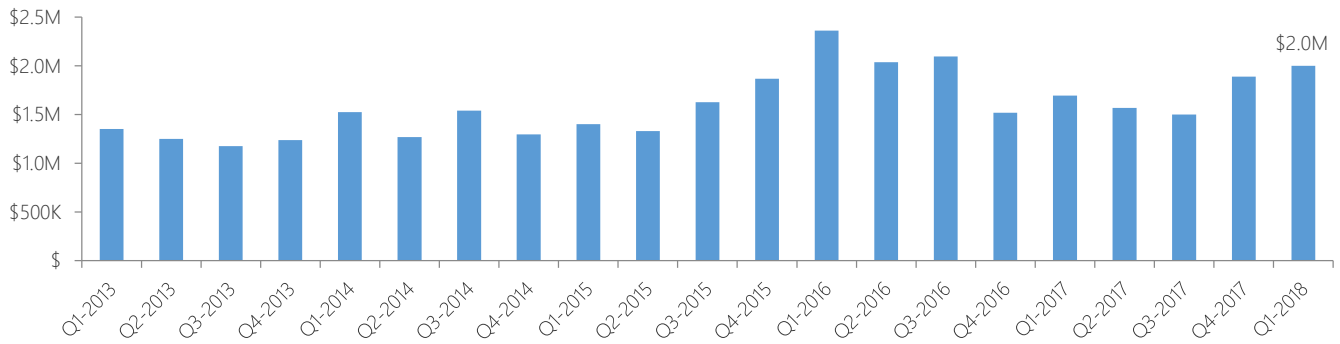


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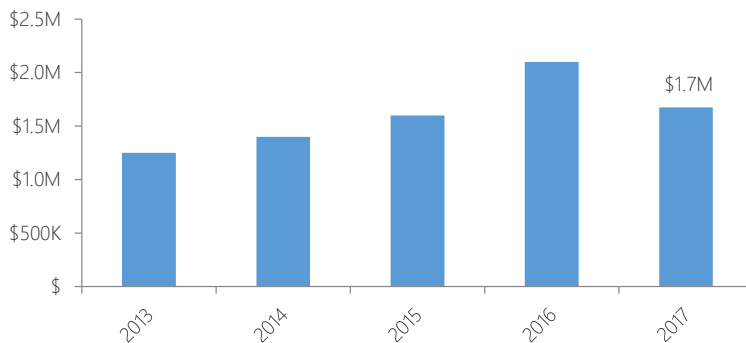


RESIDENTIAL STATS

Median Sale Price by Quarter

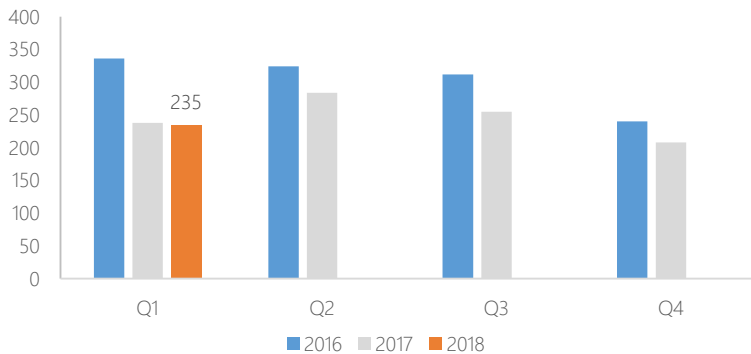


Median Sale Price by Year



Number of Transactions

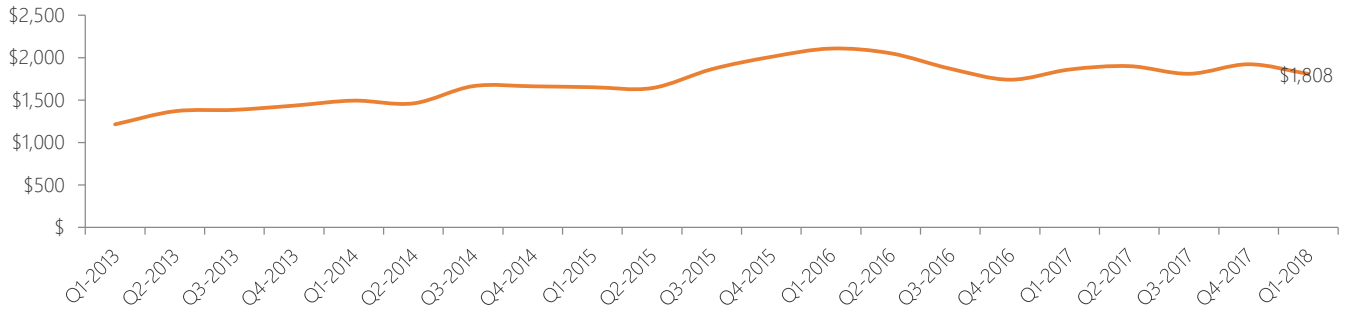
Quarter	2013	2014	2015	2016	2017	2018
Q1	194	226	219	336	238	235
Q2	309	264	241	324	284	
Q3	378	285	291	312	255	
Q4	291	231	296	240	208	



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Median Sale Price per Square Foot

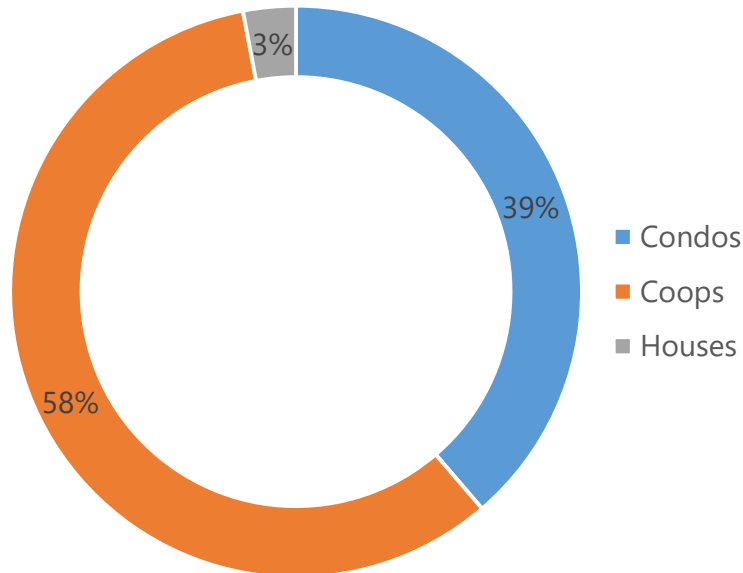


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$3,897,861	-7%	\$2,184	-11%	91
Coops	\$1,285,000	4%	\$1,394	-4%	137
Houses	\$9,055,786	28%	\$2,822	47%	7

Number of Sales by Building Type



TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
146-150 Wooster St #PH	1-00514-1508	20-Feb-18	\$32,584,000	Condo	6,770
13 Bank St	1-00615-0042	19-Mar-18	\$25,629,827	House	5,066
400 W 12 St #11C	1-00640-1042	22-Jan-18	\$17,250,000	Condo	4,116
400 W 12 St #11A	1-00640-1041	22-Jan-18	\$15,500,000	Condo	3,661
150 Charles St #4BS	1-00636-1242	31-Jan-18	\$15,000,000	Condo	4,031
152 Elizabeth St #5	1-00478-1207	23-Mar-18	\$14,652,653	Condo	
146-150 Wooster St #6	1-00514-1507	15-Feb-18	\$14,357,325	Condo	
155 W 11 St #7A	1-00607-1366	4-Jan-18	\$14,173,186	Condo	3,687
643-651 Greenwich St #PH	1-00605-0001	21-Mar-18	\$14,000,000	Coop	
146-150 Wooster St #5	1-00514-1506	2-Mar-18	\$13,899,113	Condo	
73 Wooster St #4B	1-00487-1013	12-Mar-18	\$13,500,000	Condo	5,230
146-150 Wooster St #4	1-00514-1505	6-Feb-18	\$13,491,813	Condo	
130 Avenue Of The Americas	1-00490-0030	11-Jan-18	\$13,000,000	House	4,607
83 Leroy St	1-00583-0053	14-Feb-18	\$12,900,000	House	4,368
7-9 Bond St #PHA	1-00529-1107	10-Jan-18	\$12,000,000	Condo	3,067
12 E 13 St #PH	1-00570-1209	22-Mar-18	\$11,500,000	Condo	5,704
607 Hudson St #4	1-00624-1404	4-Jan-18	\$11,288,400	Condo	3,537
421 Hudson St #TH1	1-00601-1181	2-Mar-18	\$10,691,625	Condo	3,813
57 Greene St #PHA	1-00486-1222	13-Mar-18	\$10,691,625	Condo	3,597
25 Bond St #4W	1-00529-1813	21-Feb-18	\$10,400,000	Condo	3,604
150 Charles St #4CS	1-00636-1244	13-Feb-18	\$10,250,000	Condo	2,670
84-94 Mercer St #4E	1-00484-0001	5-Feb-18	\$9,950,000	Coop	4,100
25-29 Bond St #2E	1-00529-1805	2-Mar-18	\$9,300,000	Condo	3,704
230 W 10 St	1-00619-0020	29-Jan-18	\$9,055,786	House	4,800
230 W 10 St	1-00619-0020	7-Mar-18	\$8,655,125	House	4,800
385 W 12 St #E3	1-00641-1305	19-Jan-18	\$8,488,000	Condo	2,526
150 Charles St #5BN	1-00636-1253	15-Mar-18	\$8,200,000	Condo	2,291
155 W 11 St #PH6 W	1-00607-1345	2-Mar-18	\$8,125,000	Condo	3,740
65 W 13 St #11D	1-00577-1173	5-Feb-18	\$7,625,000	Condo	2,224
42 Crosby St #4N	1-00483-1108	28-Mar-18	\$7,600,000	Condo	
154 W 11 St	1-00606-0034	2-Mar-18	\$7,575,000	House	2,400
160 W 12 St #98	1-00607-1446	23-Jan-18	\$7,500,000	Condo	2,452
25-29 Bond St #6W	1-00529-1810	16-Mar-18	\$7,000,000	Condo	5,016
275 W 10 St #4A	1-00631-1216	28-Feb-18	\$6,962,963	Condo	
149-153 Wooster St #5B	1-00515-1109	30-Jan-18	\$6,900,000	Condo	3,007
150 Charles St #5AN	1-00636-1251	28-Mar-18	\$6,100,000	Condo	2,321
41 Morton St	1-00584-0040	26-Mar-18	\$6,000,000	House	5,048
400 W 12 St #5A	1-00640-1019	22-Jan-18	\$5,750,000	Condo	1,440
199 Mott St #2	1-00480-1203	7-Mar-18	\$5,600,375	Condo	2,628
9-11 Mercer St #2A	1-00230-1053	12-Jan-18	\$5,400,000	Condo	3,830
84-94 Mercer St #6B	1-00484-0001	27-Feb-18	\$5,100,000	Coop	4,772
28 E 10 St #8A	1-00561-1164	26-Mar-18	\$4,875,000	Condo	2,272
150 Charles St #3ES	1-00636-1232	31-Jan-18	\$4,850,000	Condo	1,577
372 Broome St #4A	1-00480-1106	23-Jan-18	\$4,750,000	Condo	2,164
57 Greene St #PHB	1-00486-1223	9-Mar-18	\$4,582,125	Condo	1,923
400 W 12 St #3F	1-00640-1007	13-Mar-18	\$4,450,000	Condo	1,607
400 W 12 St #3F	1-00640-1007	5-Feb-18	\$4,450,000	Condo	1,607
643-651 Greenwich St #5B	1-00605-0001	8-Mar-18	\$4,400,000	Coop	2,415
643-651 Greenwich St #6B	1-00605-0001	6-Feb-18	\$4,400,000	Coop	2,415
643-651 Greenwich St #4B	1-00605-0001	20-Mar-18	\$4,382,625	Coop	2,415



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643-651 Greenwich St #3B	1-00605-0001	28-Mar-18	\$4,367,000	Coop	2,415
302 W 12 St #12G	1-00624-1192	24-Jan-18	\$4,350,000	Condo	1,213
134-140 Grand St #3WF	1-00473-0051	26-Feb-18	\$4,000,000	Coop	2,000
45-47 Crosby St #6N	1-00482-0003	27-Feb-18	\$3,975,000	Coop	2,000
9-21 5 Ave #12D	1-00566-0001	1-Feb-18	\$3,975,000	Coop	
15 Renwick St #TH2	1-00594-2002	16-Mar-18	\$3,897,861	Condo	
245-251 W 12 St #2A	1-00615-0086	18-Jan-18	\$3,850,000	Coop	
2 Bleecker St #2	1-00521-1402	23-Jan-18	\$3,500,000	Condo	1,862
88 Jane St #BD	1-00641-1002	2-Mar-18	\$3,500,000	Condo	2,722
330 Spring St #6B	1-00595-1419	10-Jan-18	\$3,500,000	Condo	2,037
100 Greene St #3	1-00499-0005	21-Mar-18	\$3,400,000	Coop	2,000
72 Mercer St #3E	1-00484-1005	22-Feb-18	\$3,400,000	Condo	2,133
366 W 11 St #5G	1-00637-1133	15-Mar-18	\$3,345,000	Condo	465
129-133 Crosby St #2E	1-00510-0037	28-Feb-18	\$3,300,000	Coop	1,600
643-651 Greenwich St #3A	1-00605-0001	27-Mar-18	\$3,253,000	Coop	
643-651 Greenwich St #6A	1-00605-0001	16-Jan-18	\$3,228,000	Coop	1,807
421 Hudson St #306	1-00601-1032	28-Mar-18	\$3,125,000	Condo	1,279
169 Mercer St #2	1-00513-0022	28-Feb-18	\$3,125,000	Coop	2,350
41 Bleecker St #4	1-00529-0061	9-Jan-18	\$3,046,875	Coop	
74 Charlton St #12F	1-00580-0011	14-Mar-18	\$3,007,838	Coop	
57 Greene St #5D	1-00486-1221	26-Feb-18	\$3,000,000	Condo	1,928
114-116 Spring St #3	1-00485-0018	26-Jan-18	\$2,972,500	Coop	1,800
40-46 5 Ave #4C	1-00574-0039	9-Jan-18	\$2,900,000	Coop	1,100
31-33 W 12 St #4W	1-00576-0056	27-Feb-18	\$2,900,000	Coop	
375-379 Avenue Of The Americas #15A	1-00592-0066	28-Mar-18	\$2,895,000	Coop	1,275
210 Lafayette St #4G	1-00482-1152	9-Jan-18	\$2,875,000	Condo	1,474
31-33 W 12 St #5E	1-00576-0056	5-Feb-18	\$2,787,000	Coop	
99 Jane St #3A	1-00642-1121	26-Jan-18	\$2,750,000	Condo	1,157
330 Spring St #3A	1-00595-1406	10-Jan-18	\$2,750,000	Condo	1,724
325 W Broadway #4C	1-00228-1411	16-Jan-18	\$2,750,000	Condo	1,055
9-21 5 Ave #12AB	1-00566-0001	31-Jan-18	\$2,625,000	Coop	
1 Morton Sq #7CE	1-00602-1101	16-Mar-18	\$2,550,000	Condo	1,581
82 University Pl #4A	1-00569-1404	13-Feb-18	\$2,500,000	Condo	1,265
101-115 W 12 St #14R	1-00608-0039	6-Mar-18	\$2,460,000	Coop	
123 Prince St #4	1-00514-0041	9-Mar-18	\$2,456,000	Coop	2,050
116-118 Wooster St #6B	1-00500-1015	7-Feb-18	\$2,450,000	Condo	1,238
40-56 University Pl #5DF	1-00567-0019	18-Jan-18	\$2,450,000	Coop	
692-694 Broadway #804	1-00531-1038	23-Feb-18	\$2,400,000	Condo	1,472
75-87 Grand St #3E	1-00229-0022	29-Mar-18	\$2,400,000	Coop	1,900
299 W 12 St #14J	1-00625-1142	19-Jan-18	\$2,395,000	Condo	825
505 Greenwich St #9E	1-00594-1364	30-Jan-18	\$2,375,000	Condo	1,335
123 Prince St #2	1-00514-0041	11-Jan-18	\$2,355,000	Coop	
25-27 Charles St #15	1-00612-1102	1-Feb-18	\$2,350,000	Coop	
720-732 W 11 St #4B	1-00638-0019	22-Jan-18	\$2,325,000	Coop	900
74 Charlton St #9E	1-00580-0011	11-Jan-18	\$2,304,000	Coop	1,071
131 Perry St #5B	1-00633-0028	31-Jan-18	\$2,300,000	Coop	1,550
66-70 Grand St #1	1-00475-0028	9-Jan-18	\$2,300,000	Coop	2,000
47-61 E 9 St #10D	1-00561-0037	28-Mar-18	\$2,275,000	Coop	
69 W 9 St #2GH	1-00573-1006	27-Feb-18	\$2,245,000	Coop	1,350
677 Washington St #9A	1-00631-1128	5-Mar-18	\$2,230,000	Condo	1,115



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