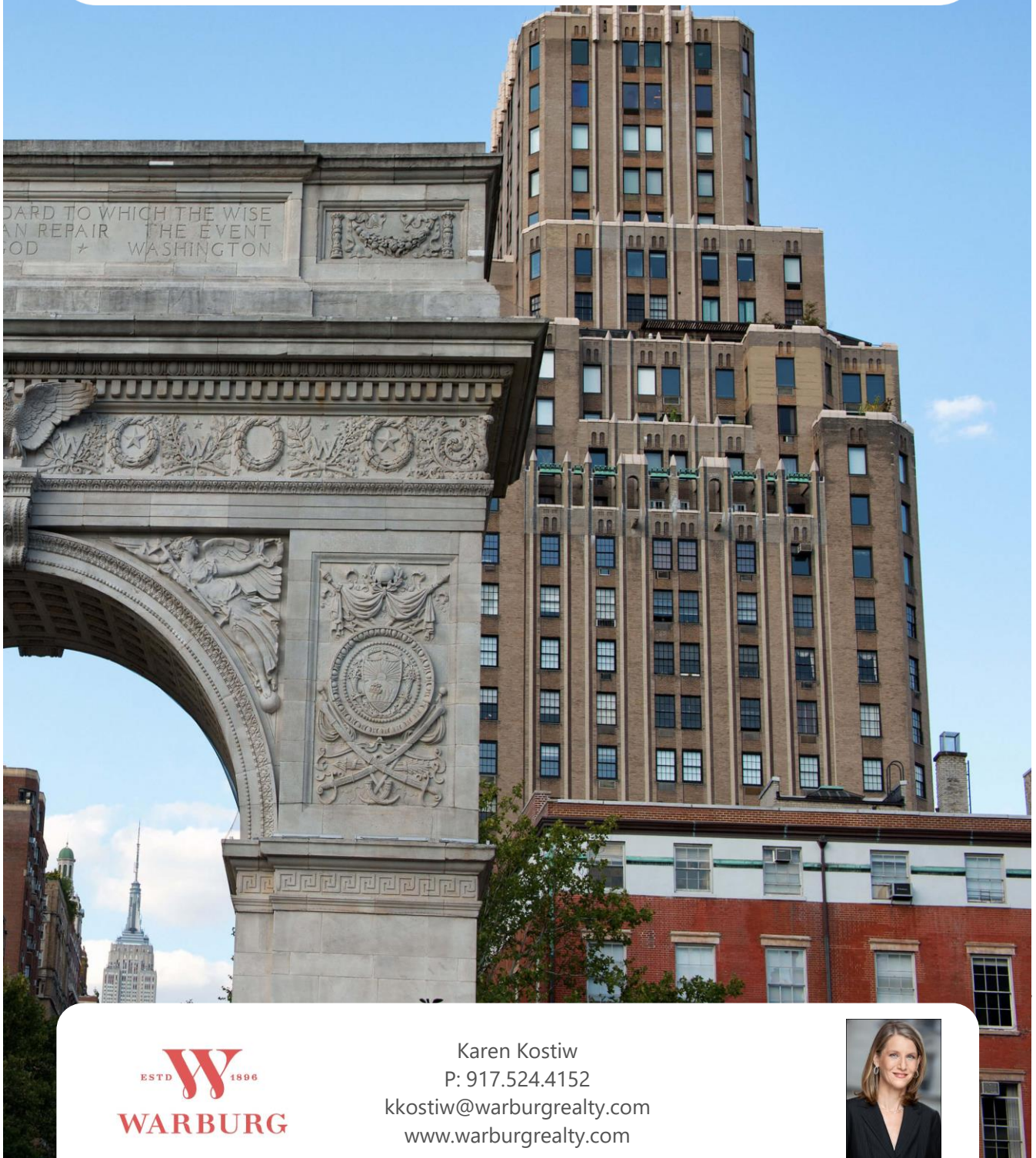


GREENWICH VILLAGE

A quarterly analysis of residential sales
in Greenwich Village, Manhattan

1st Quarter 2018



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Residential Market Report, 1st Quarter 2018

Greenwich Village, Manhattan

SUMMARY

MEDIAN SALE PRICE

\$1.3M

-14% YoY

NO. OF TRANSACTIONS

89

-9% YoY

MEDIAN PRICE/SQ.FT.

\$1,614

-14% YoY

MANHATTAN
MEDIAN SALE PRICE

\$1.1M

3% YoY

NEIGHBORHOOD BOUNDARIES

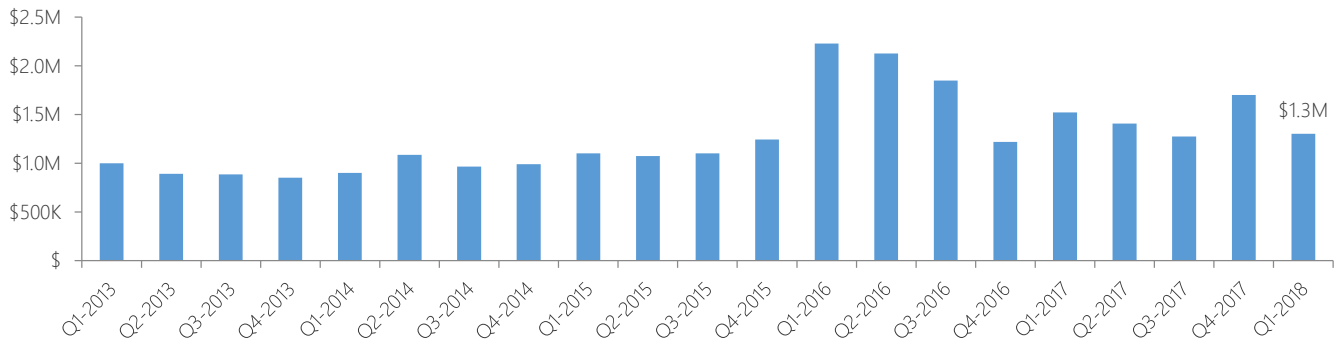


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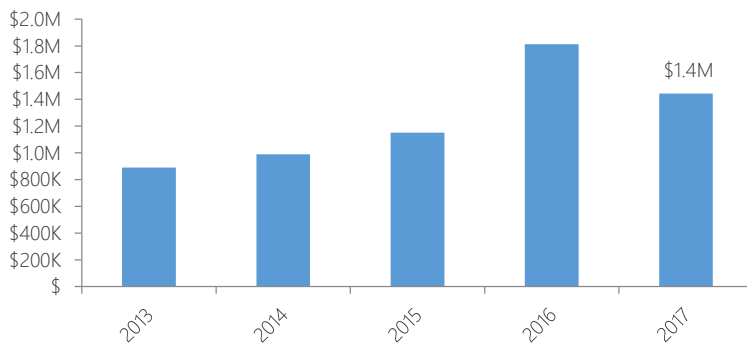


RESIDENTIAL STATS

Median Sale Price by Quarter

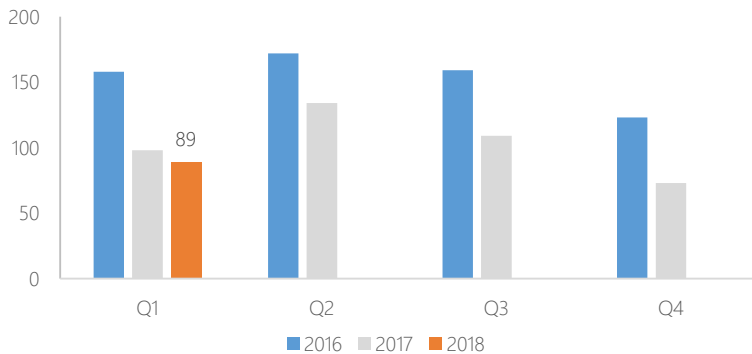


Median Sale Price by Year



Number of Transactions

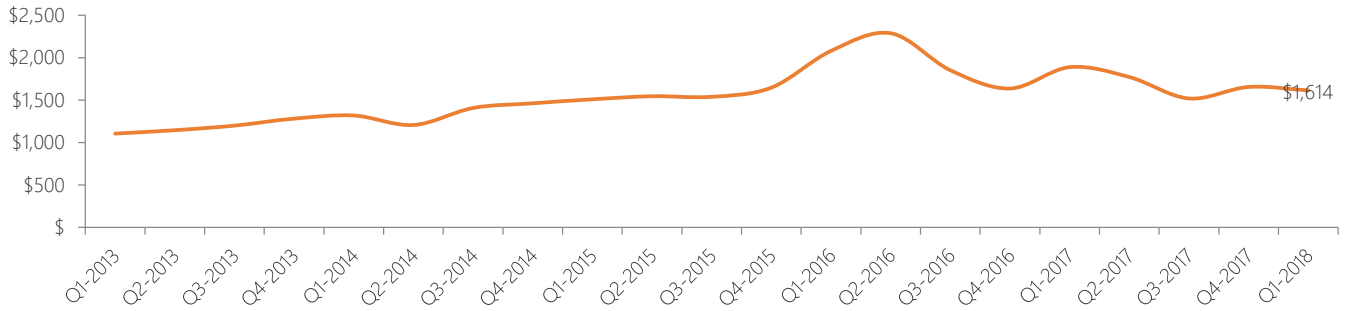
Quarter	2013	2014	2015	2016	2017	2018
Q1	90	91	101	158	98	89
Q2	144	120	110	172	134	
Q3	161	118	117	159	109	
Q4	127	102	132	123	73	



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Median Sale Price per Square Foot

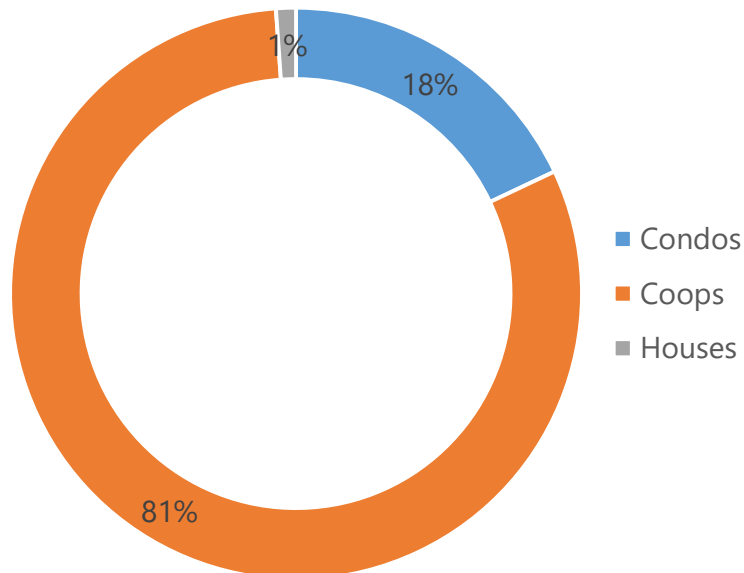


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$1,880,000	-71%	\$2,159	-24%	16
Coops	\$1,200,000	9%	\$1,327	-7%	72
Houses	\$7,575,000	-	\$3,156	-	1

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
155 W 11 St #7A	1-00607-1366	4-Jan-18	\$14,173,186	Condo	3,687
12 E 13 St #PH	1-00570-1209	22-Mar-18	\$11,500,000	Condo	5,704
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
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
28 E 10 St #8A	1-00561-1164	26-Mar-18	\$4,875,000	Condo	2,272
9-21 5 Ave #12D	1-00566-0001	1-Feb-18	\$3,975,000	Coop	
31-33 W 12 St #4W	1-00576-0056	27-Feb-18	\$2,900,000	Coop	
40-46 5 Ave #4C	1-00574-0039	9-Jan-18	\$2,900,000	Coop	1,100
375-379 Avenue Of The Americas #15A	1-00592-0066	28-Mar-18	\$2,895,000	Coop	1,275
31-33 W 12 St #5E	1-00576-0056	5-Feb-18	\$2,787,000	Coop	
9-21 5 Ave #12AB	1-00566-0001	31-Jan-18	\$2,625,000	Coop	
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	
40-56 University Pl #5DF	1-00567-0019	18-Jan-18	\$2,450,000	Coop	
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
475-483 Avenue Of The Americas #6L	1-00607-0038	6-Feb-18	\$2,000,000	Coop	
194-198 W 4 St #7H	1-00591-0026	22-Mar-18	\$2,000,000	Coop	
69 W 9 St #3JK	1-00573-1006	6-Feb-18	\$1,965,000	Coop	
20-34 University Pl #4H	1-00566-0018	29-Mar-18	\$1,900,000	Coop	1,000
25 5 Ave #9E	1-00567-1064	7-Feb-18	\$1,880,000	Condo	790
178 Bleecker St #5F	1-00526-1206	8-Feb-18	\$1,880,000	Condo	
147 W 13 St #3	1-00609-1206	26-Jan-18	\$1,860,000	Condo	1,152
169-173 W 12 St #4A	1-00608-0074	27-Mar-18	\$1,822,000	Coop	
25 5 Ave #10H	1-00567-1073	28-Mar-18	\$1,745,000	Condo	724
40-56 University Pl #8F	1-00567-0019	12-Jan-18	\$1,610,000	Coop	846
38-58 E 10 St #2A	1-00561-0014	30-Jan-18	\$1,600,000	Coop	
43 5 Ave #1A	1-00569-0001	31-Jan-18	\$1,595,000	Coop	
194-198 W 4 St #3D	1-00591-0026	30-Jan-18	\$1,550,000	Coop	1,020
20-34 University Pl #9U	1-00566-0018	13-Feb-18	\$1,550,000	Coop	
41-49 7 Ave #17B	1-00609-0001	12-Feb-18	\$1,522,284	Coop	
2-8 5 Ave #4F	1-00551-0001	30-Mar-18	\$1,519,070	Coop	
38-58 E 10 St #1E	1-00561-0014	14-Feb-18	\$1,500,000	Coop	
35-45 E 9 St #97	1-00561-0045	21-Feb-18	\$1,500,000	Coop	
2-8 5 Ave #2R	1-00551-0001	18-Jan-18	\$1,485,000	Coop	920
2-8 5 Ave #2F	1-00551-0001	19-Mar-18	\$1,452,160	Coop	
77 Bleecker St #530	1-00532-0020	12-Mar-18	\$1,370,000	Coop	900
38-50 W 9 St #5A	1-00572-0017	12-Jan-18	\$1,350,000	Coop	
375-379 Avenue Of The Americas #2C	1-00592-0066	13-Feb-18	\$1,335,000	Coop	900
303 Mercer St #A106	1-00548-0024	18-Jan-18	\$1,310,000	Coop	1,150
60 W 13 St #8C	1-00576-0803	5-Jan-18	\$1,295,000	Condo	537
101-115 W 12 St #4W	1-00608-0039	30-Jan-18	\$1,285,000	Coop	
13 Jones St #1E	1-00590-0079	31-Jan-18	\$1,280,000	Coop	
13 Jones St #6F	1-00590-0079	17-Jan-18	\$1,275,000	Coop	
18-20 W 14 St #7BS	1-00577-0030	14-Mar-18	\$1,250,000	Coop	
25-33 Minetta Ln #5B	1-00542-0011	8-Mar-18	\$1,150,000	Coop	
60 E 9 St #226	1-00560-1203	27-Feb-18	\$1,145,000	Coop	
45-55 W 10 St #4F	1-00574-0067	26-Feb-18	\$1,105,000	Coop	



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Address	BBL	Sale date	Sale price	Property type	Sqft
208 Thompson St #3DS	1-00537-0001	6-Feb-18	\$1,060,000	Coop	
41 5 Ave #2F	1-00568-0006	13-Feb-18	\$995,000	Coop	750
20-34 University Pl #6G	1-00566-0018	15-Mar-18	\$940,000	Coop	780
175 W 12 St #15M	1-00608-1177	18-Jan-18	\$935,000	Condo	485
45 5 Ave #7B	1-00569-0003	7-Feb-18	\$910,000	Coop	640
43-47 E 10 St #2J	1-00562-0036	1-Feb-18	\$850,000	Coop	
22-32 W 14 St #2NN	1-00577-0024	5-Jan-18	\$815,000	Coop	730
15-23 Waverly Pl #3Y	1-00548-0045	7-Feb-18	\$750,000	Coop	600
184 Thompson St #3S	1-00525-1700	9-Feb-18	\$740,000	Condo	394
140 W 10 St #1RE	1-00610-0048	2-Jan-18	\$725,000	Coop	
15-23 Waverly Pl #3J	1-00548-0045	1-Mar-18	\$725,000	Coop	
15-23 Waverly Pl #6X	1-00548-0045	10-Jan-18	\$709,000	Coop	
77 Bleecker St #804	1-00532-0020	23-Mar-18	\$685,000	Coop	775
45 5 Ave #9D	1-00569-0003	5-Jan-18	\$685,000	Coop	600
77 Bleecker St #932N	1-00532-0020	27-Feb-18	\$672,500	Coop	
22-32 W 14 St #4GS	1-00577-0024	29-Mar-18	\$665,000	Coop	
77 Bleecker St #726	1-00532-0020	27-Mar-18	\$665,000	Coop	
13 Jones St #5C	1-00590-0079	11-Jan-18	\$661,505	Coop	
101-115 W 12 St #5P	1-00608-0039	14-Mar-18	\$635,000	Coop	
194-198 W 4 St #7M	1-00591-0026	9-Jan-18	\$635,000	Coop	
211 Thompson St #GLL	1-00539-0031	27-Feb-18	\$615,000	Coop	600
44 E 12 St #8D	1-00563-1042	8-Mar-18	\$575,000	Condo	365
22-32 W 14 St #2MN	1-00577-0024	5-Jan-18	\$575,000	Coop	
15-23 Waverly Pl #5A	1-00548-0045	2-Feb-18	\$570,000	Coop	
18-20 W 14 St #2EN	1-00577-0030	14-Feb-18	\$547,000	Coop	
211 Thompson St #5C	1-00539-0031	20-Mar-18	\$520,000	Coop	400
18-20 W 14 St #2DS	1-00577-0030	20-Feb-18	\$520,000	Coop	540
13 Jones St #2D	1-00590-0079	13-Mar-18	\$510,000	Coop	
9 Barrow St #2H	1-00590-1102	9-Mar-18	\$495,000	Coop	450
211 Thompson St #5H	1-00539-0031	26-Mar-18	\$485,000	Coop	
24-26 5 Ave #1218	1-00573-0043	1-Mar-18	\$399,000	Coop	300
22-32 W 14 St #2FN	1-00577-0024	24-Jan-18	\$315,000	Coop	
37 W 12 St #7K	1-00576-0025	27-Mar-18	\$161,186	Coop	1,180
22-32 W 14 St #59	1-00577-0024	14-Feb-18	\$50,000	Coop	



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