

WEST VILLAGE

A quarterly analysis of residential sales
in West Village, Manhattan

1st Quarter 2018



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



Residential Market Report, 1st Quarter 2018

West Village, Manhattan

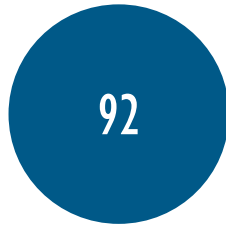
SUMMARY

MEDIAN SALE PRICE



74% YoY

NO. OF TRANSACTIONS



53% YoY

MEDIAN PRICE/SQ.FT.



-9% YoY

MANHATTAN
MEDIAN SALE PRICE



3% YoY

NEIGHBORHOOD BOUNDARIES

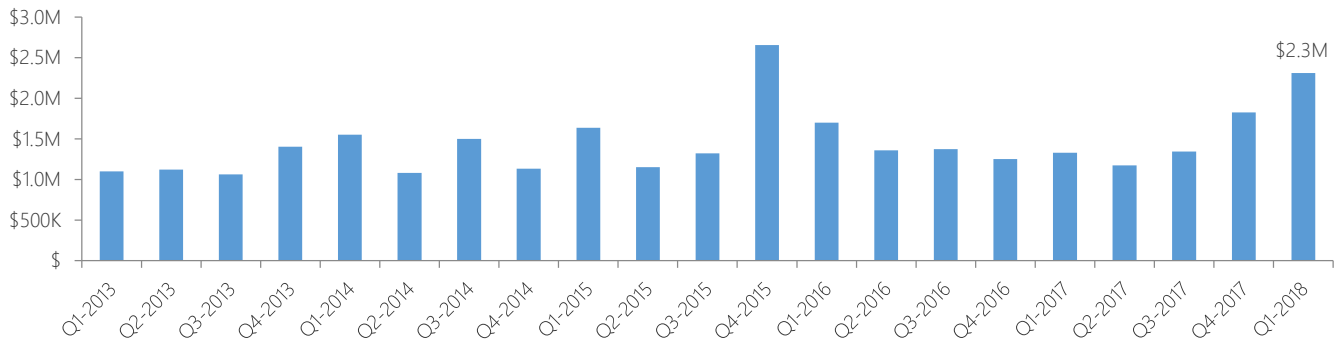


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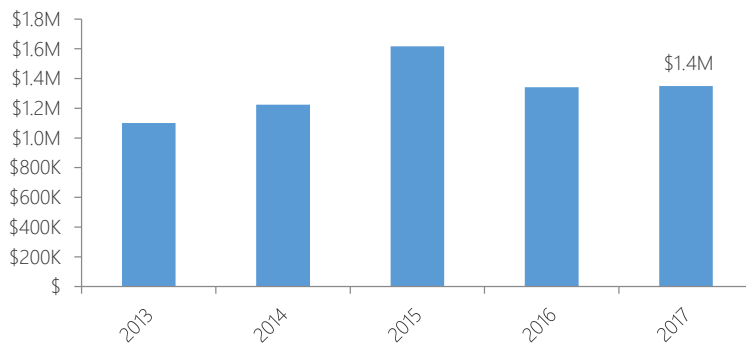


RESIDENTIAL STATS

Median Sale Price by Quarter

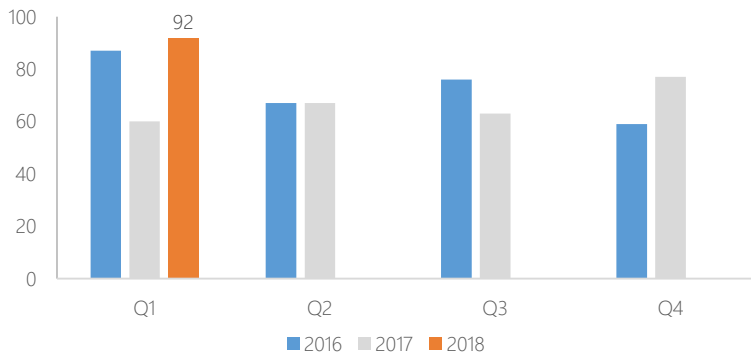


Median Sale Price by Year



Number of Transactions

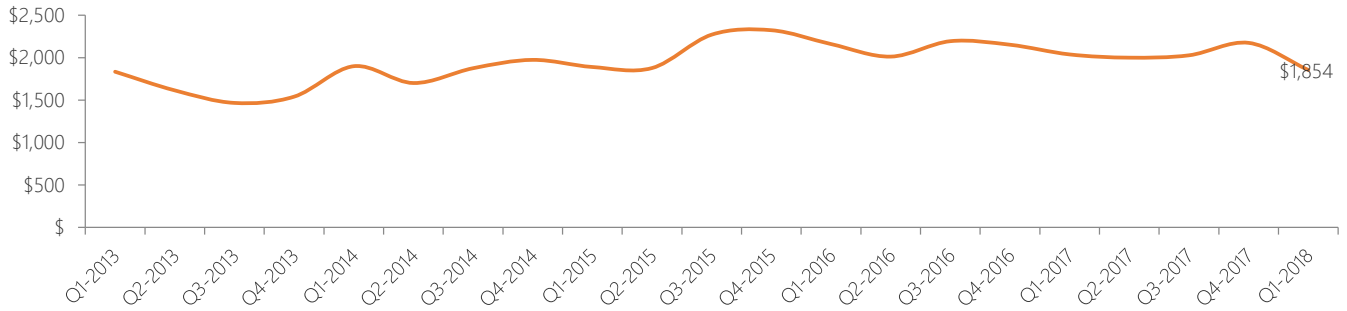
Quarter	2013	2014	2015	2016	2017	2018
Q1	41	69	60	87	60	92
Q2	78	81	67	67	67	
Q3	112	77	89	76	63	
Q4	90	66	90	59	77	



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Median Sale Price per Square Foot

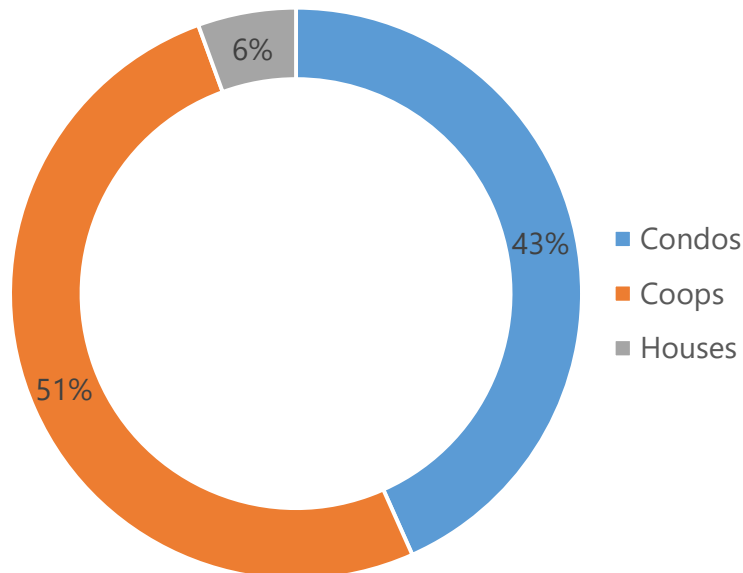


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$4,350,000	-6%	\$2,769	0%	39
Coops	\$1,065,000	40%	\$1,483	5%	46
Houses	\$9,055,786	-	\$1,887	-	5

Number of Sales by Building Type



LIST OF TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
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
643-651 Greenwich St #PH	1-00605-0001	21-Mar-18	\$14,000,000	Coop	
83 Leroy St	1-00583-0053	14-Feb-18	\$12,900,000	House	4,368
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
150 Charles St #4CS	1-00636-1244	13-Feb-18	\$10,250,000	Condo	2,670
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
275 W 10 St #4A	1-00631-1216	28-Feb-18	\$6,962,963	Condo	
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
150 Charles St #3ES	1-00636-1232	31-Jan-18	\$4,850,000	Condo	1,577
400 W 12 St #3F	1-00640-1007	5-Feb-18	\$4,450,000	Condo	1,607
400 W 12 St #3F	1-00640-1007	13-Mar-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
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
245-251 W 12 St #2A	1-00615-0086	18-Jan-18	\$3,850,000	Coop	
88 Jane St #BD	1-00641-1002	2-Mar-18	\$3,500,000	Condo	2,722
366 W 11 St #5G	1-00637-1133	15-Mar-18	\$3,345,000	Condo	465
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
99 Jane St #3A	1-00642-1121	26-Jan-18	\$2,750,000	Condo	1,157
1 Morton Sq #7CE	1-00602-1101	16-Mar-18	\$2,550,000	Condo	1,581
299 W 12 St #14J	1-00625-1142	19-Jan-18	\$2,395,000	Condo	825
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
131 Perry St #5B	1-00633-0028	31-Jan-18	\$2,300,000	Coop	1,550
677 Washington St #9A	1-00631-1128	5-Mar-18	\$2,230,000	Condo	1,115
302 W 12 St #6D	1-00624-1142	26-Jan-18	\$2,175,000	Condo	837
371-375 West St #4B	1-00603-0001	5-Mar-18	\$2,100,000	Coop	
36 Barrow St #34	1-00588-0030	17-Jan-18	\$2,000,000	Coop	
42-46 8 Ave #5F	1-00616-0001	26-Mar-18	\$1,735,000	Coop	
350 Bleecker St #4AB	1-00620-0019	2-Mar-18	\$1,700,000	Coop	
275 W 10 St #11C	1-00631-1248	14-Mar-18	\$1,635,000	Condo	630
380-392 W 12 St #2A	1-00640-0012	24-Jan-18	\$1,550,000	Coop	
702-718 Washington St #4A	1-00637-0066	16-Jan-18	\$1,506,000	Coop	1,450
631-635 Hudson St #6C	1-00626-0012	21-Feb-18	\$1,375,000	Coop	900
631-635 Hudson St #19M	1-00626-0012	6-Mar-18	\$1,285,000	Coop	
275 W 10 St #11A	1-00631-1246	15-Feb-18	\$1,210,950	Condo	
275 W 10 St #MD	1-00631-1207	7-Mar-18	\$1,190,000	Condo	



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Address	BBL	Sale date	Sale price	Property type	Sqft
371-375 West St #4A	1-00603-0001	12-Jan-18	\$1,100,000	Coop	850
371-375 West St #4B	1-00603-0001	28-Feb-18	\$1,085,000	Coop	
371-375 West St #2A	1-00603-0001	5-Mar-18	\$1,080,000	Coop	845
223 W 10 St #3A	1-00620-1135	26-Mar-18	\$1,069,163	Condo	519
482-486 Hudson St #3D	1-00585-0012	31-Jan-18	\$1,050,000	Coop	
720-732 W 11 St #4B	1-00638-0019	5-Mar-18	\$995,000	Coop	900
78 Charles St #5W	1-00620-0058	19-Jan-18	\$950,000	Coop	800
28 Perry St #4W	1-00612-1513	8-Jan-18	\$921,516	Condo	455
717 Washington St #3W	1-00633-0006	15-Mar-18	\$905,000	Coop	
354 W 12 St #3CD	1-00640-0044	29-Mar-18	\$815,000	Coop	525
77 Perry St #4C	1-00622-0065	22-Jan-18	\$806,000	Coop	450
631-635 Hudson St #15N	1-00626-0012	26-Jan-18	\$800,000	Coop	500
350 W 14 St #7E	1-00629-1141	3-Jan-18	\$800,000	Condo	520
354 W 12 St #5D	1-00640-0044	15-Feb-18	\$785,000	Coop	
244 W 4 St #3D	1-00620-0066	21-Mar-18	\$765,000	Coop	
2 Horatio St #17C	1-00616-1002	26-Jan-18	\$720,000	Coop	500
222 W 14 St #4A	1-00618-1032	1-Feb-18	\$716,000	Condo	625
45 Perry St #6	1-00613-0042	2-Mar-18	\$671,000	Coop	
51 Morton St #5D	1-00584-0045	16-Jan-18	\$640,000	Coop	500
54-60 8 Ave #11K	1-00616-0011	6-Feb-18	\$615,000	Coop	450
622 Hudson St #3E	1-00625-0026	8-Feb-18	\$557,500	Coop	
350 Bleecker St #6H	1-00620-0019	12-Feb-18	\$555,500	Coop	375
20 Jane St #1B	1-00615-0067	26-Jan-18	\$520,000	Coop	400
650-664 Washington St #2P	1-00636-0022	22-Mar-18	\$500,000	Coop	500
720-732 W 11 St #4A	1-00638-0019	16-Jan-18	\$303,956	Coop	
815-817 Greenwich St #3A	1-00626-0004	26-Jan-18	\$280,000	Coop	
643-651 Greenwich St #1E	1-00605-0001	30-Mar-18	\$170,000	Coop	
643-651 Greenwich St #1C	1-00605-0001	20-Mar-18	\$145,000	Coop	
643-651 Greenwich St #1B	1-00605-0001	28-Feb-18	\$90,000	Coop	



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