

GREENWICH VILLAGE-LITTLE ITALY

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

2nd Quarter 2018



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Residential Market Report, 2nd Quarter 2018

Greenwich Village/Little Italy, Manhattan

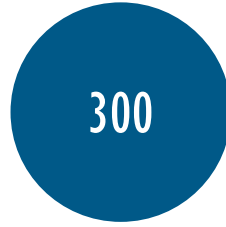
SUMMARY

MEDIAN SALE PRICE



7% YoY

NO. OF TRANSACTIONS



-4% YoY

MEDIAN PRICE/SQ.FT.



-3% YoY

MANHATTAN
MEDIAN SALE PRICE



-8% YoY

NEIGHBORHOOD BOUNDARIES

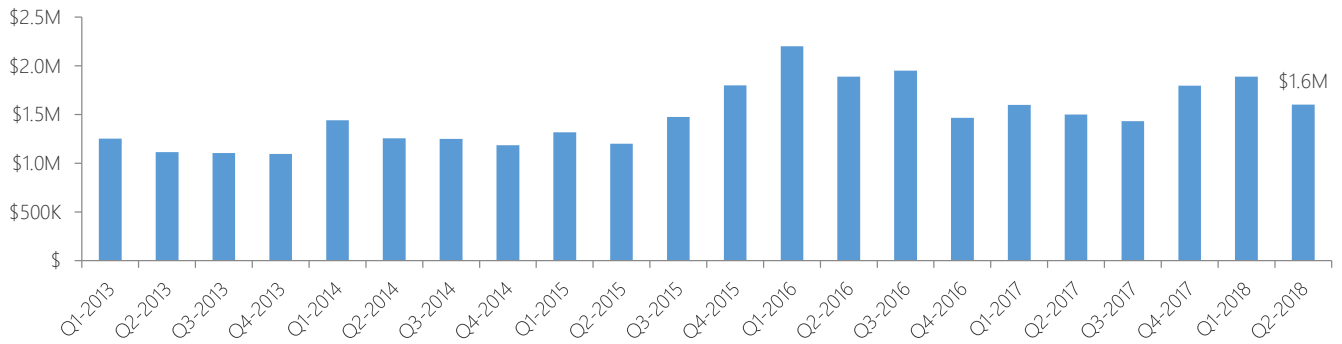


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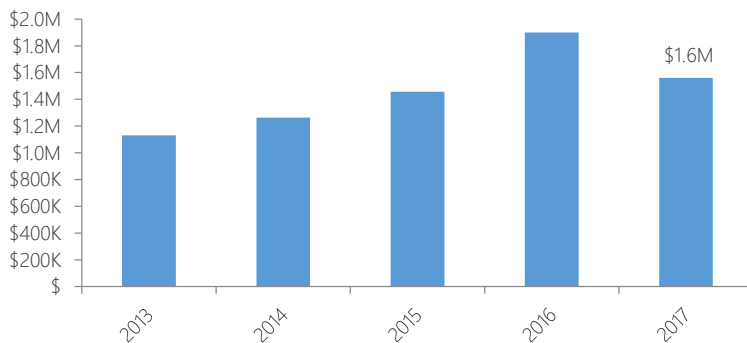


RESIDENTIAL STATS

Median Sale Price by Quarter

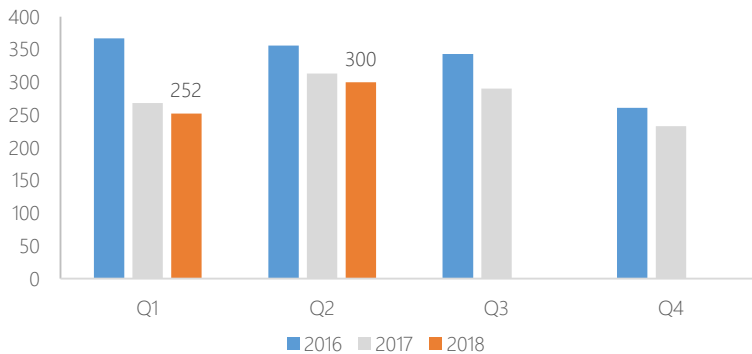


Median Sale Price by Year



Number of Transactions

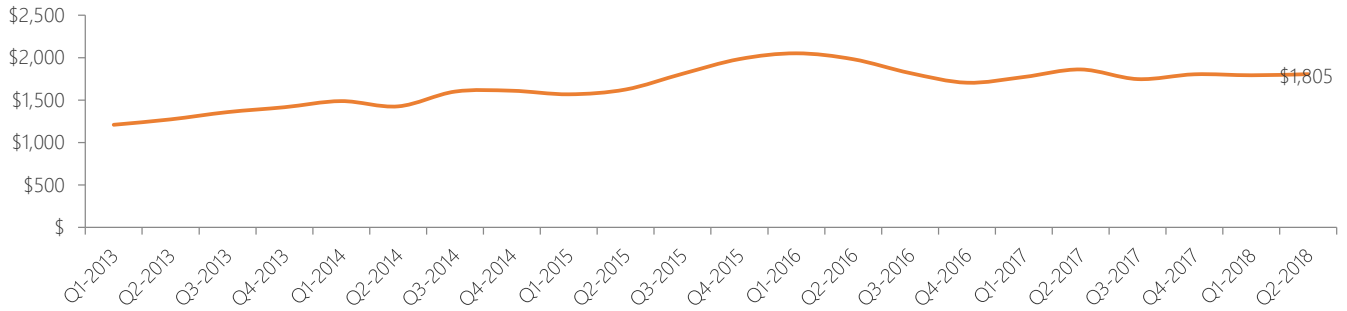
Quarter	2013	2014	2015	2016	2017	2018
Q1	221	258	252	367	268	252
Q2	346	303	284	356	313	300
Q3	423	343	337	343	290	
Q4	331	265	321	261	233	



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Median Sale Price per Square Foot

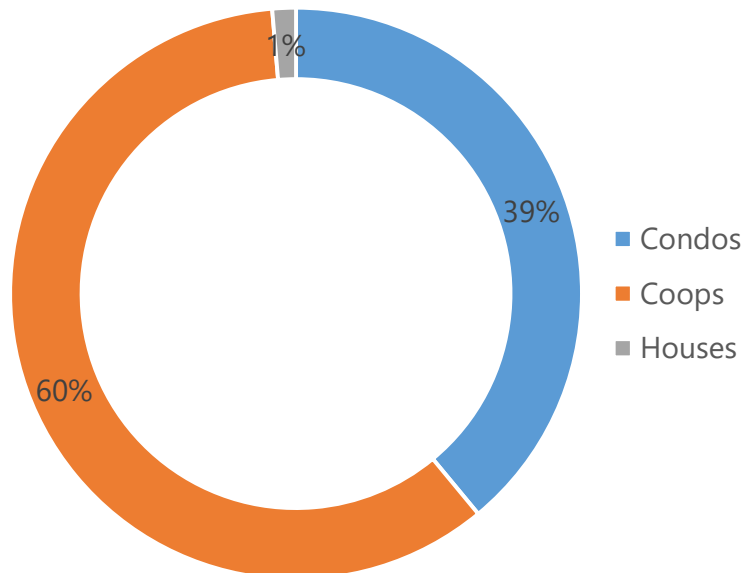


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$3,400,000	14%	\$2,072	-5%	117
Coops	\$925,000	-18%	\$1,418	5%	179
Houses	\$7,275,000	-56%	\$3,136	-9%	4

Number of Sales by Building Type



TOP 100 TRANSACTIONS

Address	BBL	Sale date	Sale price	Property type	Sqft
161-165 Perry St #6	1-00637-0077	4-May-18	\$18,000,000	Coop	
155 W Eleventh St #PHEA	1-00607-1391	2-May-18	\$15,806,474	Condo	3,486
150 Wooster St #2	1-00514-1503	15-May-18	\$14,250,409	Condo	
20 Greene St #6B	1-00230-1212	18-May-18	\$13,860,000	Condo	4,189
224 W Tenth St	1-00619-0023	10-May-18	\$13,500,000	House	3,450
150 Wooster St #3	1-00514-1504	15-May-18	\$12,224,091	Condo	
160 Leroy St #9BN	1-00601-1333	28-Jun-18	\$11,250,000	Condo	
160 Leroy St #8BN	1-00601-1327	1-Jun-18	\$10,949,438	Condo	
583 Broadway #4B	1-00512-1204	25-Jun-18	\$10,300,000	Condo	4,678
160 Leroy St #7BN	1-00601-1321	17-May-18	\$9,750,000	Condo	
372 Broome St #PHA	1-00480-1109	9-May-18	\$9,020,000	Condo	2,610
372 Broome St #PHA	1-00480-1109	9-May-18	\$9,020,000	Condo	2,610
688 Broadway #10	1-00531-1416	21-May-18	\$8,578,756	Condo	
160 Leroy St #9BS	1-00601-1336	27-Jun-18	\$7,993,263	Condo	
7 E Ninth St #2R	1-00567-0031	22-May-18	\$7,950,000	Coop	
76 Mac Dougal St	1-00526-0045	9-Apr-18	\$7,900,000	House	3,360
160 Leroy St #8BS	1-00601-1330	31-May-18	\$7,650,000	Condo	
160 W Twelfth St #86	1-00607-1441	8-Jun-18	\$7,450,000	Condo	2,539
42 Crosby St #3N	1-00483-1106	25-Apr-18	\$7,400,000	Condo	2,793
160 Leroy St #7BS	1-00601-1324	10-May-18	\$7,181,913	Condo	
160 Leroy St #6BS	1-00601-1318	3-May-18	\$7,080,088	Condo	
160 Leroy St #9AN	1-00601-1332	22-Jun-18	\$6,865,300	Condo	
152 Elizabeth St #3W	1-00478-1205	14-May-18	\$6,824,525	Condo	1,946
160 Leroy St #8AN	1-00601-1326	24-May-18	\$6,672,788	Condo	
334 W Twelfth St	1-00640-0053	2-May-18	\$6,650,000	House	2,820
465-469 W Broadway #3N	1-00515-0008	12-Apr-18	\$6,500,000	Coop	3,000
160 Leroy St #6AN	1-00601-1313	23-Apr-18	\$6,300,000	Condo	
150 Charles St #4EN	1-00636-1247	1-Jun-18	\$6,300,000	Condo	2,182
175 W Tenth St #5	1-00611-1006	16-Apr-18	\$6,250,000	Condo	
150 Charles St #6DS	1-00636-1264	11-May-18	\$6,100,000	Condo	1,993
425 Broome St #4S	1-00473-1409	22-Jun-18	\$6,100,000	Condo	2,120
832 Broadway #2	1-00564-0036	15-Jun-18	\$6,030,240	Coop	4,000
160 Leroy St #5AN	1-00601-1306	17-Apr-18	\$6,000,000	Condo	
15-17 Mercer St #3A	1-00230-1303	7-Jun-18	\$5,950,000	Condo	2,916
160 W Twelfth St #82	1-00607-1438	22-Jun-18	\$5,900,000	Condo	2,044
1-7 Fifth Ave #26B	1-00550-0022	1-May-18	\$5,850,000	Coop	
465 Broome St #3B	1-00474-1707	25-May-18	\$5,600,375	Condo	
65 W 13th St #2F	1-00577-1106	15-May-18	\$5,550,000	Condo	2,678
59 W Twelfth St #16AT	1-00576-1602	23-May-18	\$5,501,259	Condo	1,875
152 Elizabeth St #3E	1-00478-1204	4-Apr-18	\$5,500,000	Condo	1,968
175 W Tenth St #3	1-00611-1004	20-Apr-18	\$5,450,000	Condo	
175 W Tenth St #2	1-00611-1003	18-Apr-18	\$5,447,638	Condo	
171 Mac Dougal St #4E	1-00553-1105	26-Apr-18	\$5,300,000	Condo	2,266
160 Leroy St #9CS	1-00601-1337	21-Jun-18	\$5,300,000	Condo	
31 W Eleventh St #2A	1-00575-1104	8-May-18	\$5,200,000	Condo	1,969
115 Crosby St #6B	1-00510-0006	27-Jun-18	\$5,125,000	Coop	2,500
160 Leroy St #4BN	1-00601-1302	2-Apr-18	\$5,094,500	Condo	
688 Broadway #7B	1-00531-1413	2-May-18	\$5,091,250	Condo	
160 Leroy St #8CS	1-00601-1331	31-May-18	\$5,044,334	Condo	
15 Renwick St #TH3	1-00594-2003	28-Jun-18	\$4,995,169	Condo	



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Address	BBL	Sale date	Sale price	Property type	Sqft
688 Broadway #6A	1-00531-1410	4-May-18	\$4,862,144	Condo	
160 Leroy St #9CN	1-00601-1334	26-Jun-18	\$4,839,938	Condo	
160 Leroy St #7CS	1-00601-1325	14-May-18	\$4,839,938	Condo	
17 Commerce St	1-00587-0066	12-Apr-18	\$4,800,000	House	951
688 Broadway #7A	1-00531-1412	14-May-18	\$4,765,665	Condo	
688 Broadway #4A	1-00531-1406	18-Jun-18	\$4,760,319	Condo	
175 Sullivan St #5A	1-00525-1504	27-Apr-18	\$4,650,000	Condo	2,236
57 Bond St #5EAST	1-00529-1609	9-May-18	\$4,600,000	Condo	1,344
60 E Eighth St #33BC	1-00548-1003	27-Apr-18	\$4,550,088	Coop	
160 Leroy St #6CS	1-00601-1319	17-May-18	\$4,432,638	Condo	
533-541 Canal St #8W	1-00595-0059	18-Apr-18	\$4,425,000	Coop	
160 Leroy St #7CN	1-00601-1322	20-Jun-18	\$4,407,181	Condo	
74 Charlton St #15A	1-00580-0011	4-Jun-18	\$4,331,563	Coop	
160 Leroy St #6CN	1-00601-1315	24-Apr-18	\$4,300,000	Condo	
63-77 University Pl #311	1-00562-0001	14-Jun-18	\$4,300,000	Coop	
643-651 Greenwich St #11A	1-00605-0001	16-May-18	\$4,200,000	Coop	
427-431 West St #3A	1-00638-0001	24-May-18	\$4,200,000	Coop	3,200
66-70 Grand St #4	1-00475-0028	17-May-18	\$4,175,000	Coop	3,000
812-814 Greenwich St #1W	1-00641-0052	7-Jun-18	\$4,100,000	Coop	3,400
160 Leroy St #4CS	1-00601-1305	9-Apr-18	\$4,075,000	Condo	
375-379 Avenue Of The Americas #9DE	1-00592-0066	1-Jun-18	\$4,000,000	Coop	
65 W 13th St #12C	1-00577-1176	27-Jun-18	\$4,000,000	Condo	2,423
366 W Eleventh St #11A	1-00637-1168	13-Jun-18	\$4,000,000	Condo	569
15-17 Greene St #5	1-00229-0036	18-Apr-18	\$3,995,000	Coop	3,000
225 Lafayette St #12D	1-00481-1136	5-Jun-18	\$3,925,000	Condo	2,063
300 W 14th St #503	1-00629-1313	14-Jun-18	\$3,850,000	Condo	3,034
59 Bank St #1	1-00624-1001	10-May-18	\$3,750,000	Condo	1,858
30-34 W 13th St #3A	1-00576-0022	30-May-18	\$3,495,000	Coop	2,800
631-635 Hudson St #16P	1-00626-0012	18-May-18	\$3,455,000	Coop	1,100
20-34 University Pl #8AB	1-00566-0018	6-Jun-18	\$3,450,000	Coop	1,850
147 Waverly Pl #3W	1-00593-1106	6-Apr-18	\$3,400,000	Condo	1,458
161 Grand St #5A	1-00234-1009	7-May-18	\$3,400,000	Condo	1,771
122 Greenwich Ave #23	1-00618-1420	20-Jun-18	\$3,400,000	Condo	1,441
126 University Pl #2	1-00571-1402	18-Apr-18	\$3,315,000	Condo	2,202
1-7 Fifth Ave #10G	1-00550-0022	31-May-18	\$3,300,000	Coop	
2-8 Fifth Ave #20N	1-00551-0001	27-Jun-18	\$3,250,000	Coop	1,500
155 W Eleventh St #3J	1-00607-1329	18-Jun-18	\$3,200,000	Condo	1,206
643-651 Greenwich St #5A	1-00605-0001	24-Apr-18	\$3,200,000	Coop	1,807
99 Jane St #3K	1-00642-1130	23-Apr-18	\$3,150,000	Condo	1,548
643-651 Greenwich St #3D	1-00605-0001	17-May-18	\$3,050,000	Coop	1,637
25 W Houston St #4C	1-00513-1213	10-May-18	\$3,000,000	Condo	1,589
3-7 Wooster St #4B	1-00228-1008	18-May-18	\$2,999,000	Condo	1,662
160 Leroy St #8AS	1-00601-1329	22-Jun-18	\$2,956,175	Condo	
131-135 Prince St #4F	1-00515-0039	27-Apr-18	\$2,925,000	Coop	
643-651 Greenwich St #2A	1-00605-0001	14-May-18	\$2,900,000	Coop	1,840
40-46 Fifth Ave #3D	1-00574-0039	15-May-18	\$2,875,000	Coop	
74 Charlton St #10F	1-00580-0011	23-Apr-18	\$2,804,188	Coop	
14 W Fourth St #B1506	1-00535-1002	31-May-18	\$2,800,000	Coop	
45 Christopher St #4B	1-00610-1028	27-Apr-18	\$2,780,000	Condo	1,210
421 Hudson St #717	1-00601-1142	26-Jun-18	\$2,775,000	Condo	1,279



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