

WEST VILLAGE

A quarterly analysis of residential sales
in West Village, Manhattan

2nd Quarter 2018



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



Residential Market Report, 2nd Quarter 2018

West Village, Manhattan

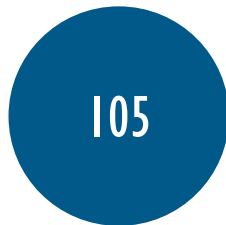
SUMMARY

MEDIAN SALE PRICE



126% YoY

NO. OF TRANSACTIONS



40% YoY

MEDIAN PRICE/SQ.FT.



-4% YoY

MANHATTAN
MEDIAN SALE PRICE



-8% YoY

NEIGHBORHOOD BOUNDARIES

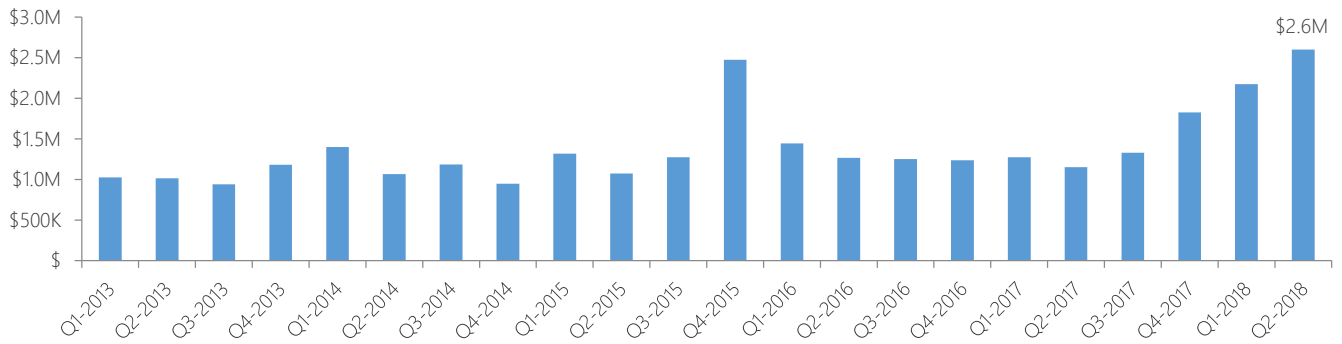


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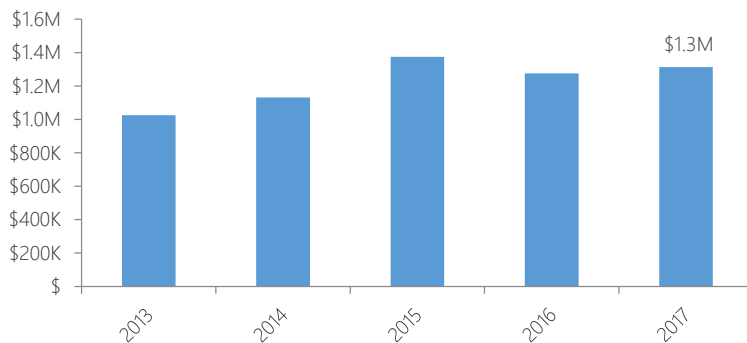


RESIDENTIAL STATS

Median Sale Price by Quarter

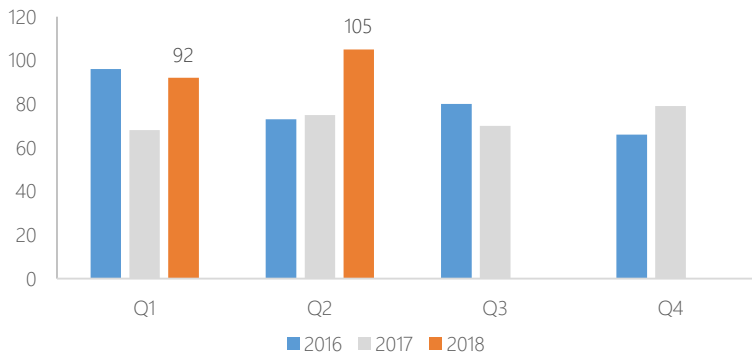


Median Sale Price by Year



Number of Transactions

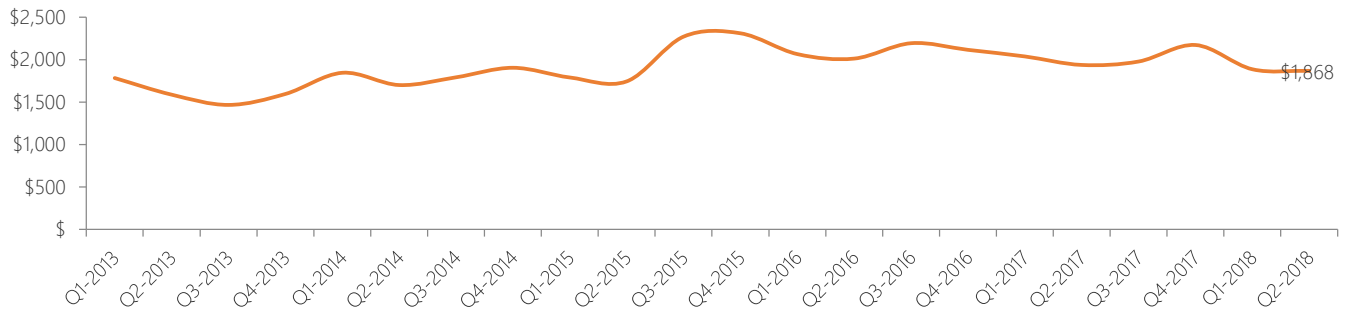
Quarter	2013	2014	2015	2016	2017	2018
Q1	49	77	70	96	68	92
Q2	86	88	84	73	75	105
Q3	125	91	101	80	70	
Q4	97	74	94	66	79	



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Median Sale Price per Square Foot

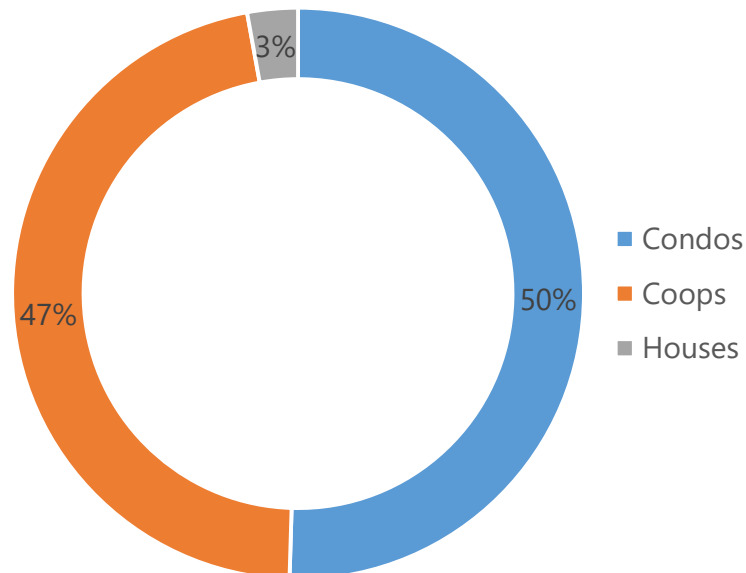


RESIDENTIAL SALES BREAKDOWN

Type of Residential Properties Sold

Property Type	Median sale price	Y-o-Y	Median sale price/sqft	Y-o-Y	Transactions
Condos	\$4,037,500	186%	\$2,090	-8%	53
Coops	\$925,000	10%	\$1,583	10%	49
Houses	\$6,650,000	-65%	\$3,913	-16%	3

Number of Sales by Building Type



LIST OF 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	
224 W Tenth St	1-00619-0023	10-May-18	\$13,500,000	House	3,450
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	
160 Leroy St #7BN	1-00601-1321	17-May-18	\$9,750,000	Condo	
160 Leroy St #9BS	1-00601-1336	27-Jun-18	\$7,993,263	Condo	
160 Leroy St #8BS	1-00601-1330	31-May-18	\$7,650,000	Condo	
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	
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
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
160 Leroy St #5AN	1-00601-1306	17-Apr-18	\$6,000,000	Condo	
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	
160 Leroy St #9CS	1-00601-1337	21-Jun-18	\$5,300,000	Condo	
160 Leroy St #4BN	1-00601-1302	2-Apr-18	\$5,094,500	Condo	
160 Leroy St #8CS	1-00601-1331	31-May-18	\$5,044,334	Condo	
160 Leroy St #7CS	1-00601-1325	14-May-18	\$4,839,938	Condo	
160 Leroy St #9CN	1-00601-1334	26-Jun-18	\$4,839,938	Condo	
17 Commerce St	1-00587-0066	12-Apr-18	\$4,800,000	House	951
160 Leroy St #6CS	1-00601-1319	17-May-18	\$4,432,638	Condo	
160 Leroy St #7CN	1-00601-1322	20-Jun-18	\$4,407,181	Condo	
160 Leroy St #6CN	1-00601-1315	24-Apr-18	\$4,300,000	Condo	
427-431 West St #3A	1-00638-0001	24-May-18	\$4,200,000	Coop	3,200
643-651 Greenwich St #11A	1-00605-0001	16-May-18	\$4,200,000	Coop	
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	
366 W Eleventh St #11A	1-00637-1168	13-Jun-18	\$4,000,000	Condo	569
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
631-635 Hudson St #16P	1-00626-0012	18-May-18	\$3,455,000	Coop	1,100
122 Greenwich Ave #23	1-00618-1420	20-Jun-18	\$3,400,000	Condo	1,441
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
160 Leroy St #8AS	1-00601-1329	22-Jun-18	\$2,956,175	Condo	
643-651 Greenwich St #2A	1-00605-0001	14-May-18	\$2,900,000	Coop	1,840
421 Hudson St #717	1-00601-1142	26-Jun-18	\$2,775,000	Condo	1,279
160 Leroy St #7AS	1-00601-1323	7-Jun-18	\$2,750,000	Condo	
77 Horatio St #4B	1-00643-1012	15-Jun-18	\$2,740,000	Condo	930
131 Perry St #3B	1-00633-0028	7-Jun-18	\$2,716,000	Coop	1,450
603-609 Washington St #4B	1-00602-0030	8-Jun-18	\$2,700,000	Coop	2,225
1 Morton Sq #2BW	1-00602-1004	5-Apr-18	\$2,680,000	Condo	1,345
631-635 Hudson St #5J	1-00626-0012	5-Jun-18	\$2,620,000	Coop	1,200
160 Leroy St #6AS	1-00601-1317	24-Apr-18	\$2,600,000	Condo	



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Address	BBL	Sale date	Sale price	Property type	Sqft
299 W Twelfth St #4F	1-00625-1040	25-Jun-18	\$2,600,000	Condo	850
161-165 Perry St #1C	1-00637-0077	27-Apr-18	\$2,550,000	Coop	1,350
160 Leroy St #5AS	1-00601-1310	2-May-18	\$2,500,000	Condo	
644-654 Greenwich St #7C	1-00603-0037	3-May-18	\$2,500,000	Coop	
421 Hudson St #201	1-00601-1002	23-Apr-18	\$1,990,000	Condo	832
299 W Twelfth St #1AB	1-00625-1003	5-Apr-18	\$1,603,744	Condo	1,053
165 Charles St #RES4	1-00637-1468	12-Jun-18	\$1,550,000	Condo	678
631-635 Hudson St #7L	1-00626-0012	25-Apr-18	\$1,513,688	Coop	
366 W Eleventh St #12C	1-00637-1174	16-Apr-18	\$1,500,000	Condo	624
760-770 Greenwich St #4B	1-00634-0023	5-Jun-18	\$1,453,000	Coop	
92 Horatio St #1R	1-00642-0042	29-May-18	\$1,450,000	Coop	460
421 Hudson St #315	1-00601-1041	12-Jun-18	\$1,430,000	Condo	803
2 Horatio St #2J	1-00616-1002	16-Apr-18	\$1,415,000	Coop	
130 Barrow St #405	1-00604-1050	30-Apr-18	\$1,375,000	Condo	782
222 W 14th St #12F	1-00618-1117	22-Jun-18	\$1,350,000	Condo	743
92 Perry St #21	1-00621-1121	12-Apr-18	\$1,350,000	Condo	646
631-635 Hudson St #11E	1-00626-0012	27-Jun-18	\$1,325,000	Coop	
222 W 14th St #3N	1-00618-1031	17-Apr-18	\$1,225,000	Condo	783
771-777 Greenwich St #4J	1-00624-0001	8-May-18	\$1,175,000	Coop	750
130 Barrow St #310	1-00604-1036	1-May-18	\$1,100,000	Condo	679
211 W Tenth St #2A	1-00620-0082	20-Jun-18	\$999,000	Coop	
167 Perry St #6K	1-00637-0081	23-May-18	\$999,000	Coop	700
79-83 Bedford St #3C	1-00584-0061	17-Apr-18	\$995,000	Coop	650
299 W Twelfth St #11A	1-00625-1112	23-May-18	\$985,000	Condo	397
442-462 Hudson St #M2	1-00584-1002	20-Apr-18	\$925,000	Coop	
306 W Fourth St #A1	1-00624-0052	23-Apr-18	\$925,000	Coop	
96-98 Perry St #B14	1-00621-0013	27-Jun-18	\$915,000	Coop	
222 W 14th St #3A	1-00618-1019	16-May-18	\$894,000	Condo	625
832-836 Greenwich St #3C	1-00643-0059	28-Jun-18	\$882,000	Coop	
323 W Eleventh St #5R	1-00634-0036	28-Jun-18	\$875,000	Coop	550
2 Horatio St #5E	1-00616-1002	14-Jun-18	\$799,000	Coop	500
650-664 Washington St #1N	1-00636-0022	14-Jun-18	\$780,000	Coop	550
650-664 Washington St #LF	1-00636-0022	5-Apr-18	\$770,000	Coop	
42-46 Eighth Ave #12A	1-00616-0001	23-Apr-18	\$760,000	Coop	505
344-348 W Twelfth St #5B	1-00640-0047	25-Apr-18	\$759,000	Coop	
350 Bleecker St #3U	1-00620-0019	13-Apr-18	\$725,000	Coop	
726-736 Greenwich St #7E	1-00632-0017	25-May-18	\$670,000	Coop	
161-165 Perry St #6	1-00637-0077	23-Apr-18	\$656,160	Coop	
350 Bleecker St #2T	1-00620-0019	13-Apr-18	\$655,000	Coop	
53-57 Morton St #7F	1-00584-0046	16-Apr-18	\$650,000	Coop	400
650-664 Washington St #4J	1-00636-0022	8-Jun-18	\$605,000	Coop	
398-496 Bleecker St #H	1-00622-0017	26-Apr-18	\$600,000	Coop	
717 Washington St #2EF	1-00633-0006	26-Apr-18	\$580,000	Coop	
42-46 Eighth Ave #6G	1-00616-0001	23-Apr-18	\$560,000	Coop	
354 W Twelfth St #1A	1-00640-0044	10-Apr-18	\$455,000	Coop	
88 Horatio St #1B	1-00642-0045	6-Jun-18	\$400,000	Coop	360
1 Weehawken St #1B	1-00636-0013	29-May-18	\$370,000	Coop	
88 Horatio St #4B	1-00642-0045	1-May-18	\$370,000	Coop	
643-651 Greenwich St #2B	1-00605-0001	21-May-18	\$170,000	Coop	



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