

# GREENWICH VILLAGE-LITTLE ITALY

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

3rd Quarter 2018



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# Residential Market Report, 3rd Quarter 2018

## Greenwich Village/Little Italy, Manhattan

### SUMMARY

MEDIAN SALE PRICE

**\$1.66M**

15% YoY

NO. OF TRANSACTIONS

**308**

5% YoY

MEDIAN PRICE/SQ.FT.

**\$1,687**

-4% YoY

MANHATTAN  
MEDIAN SALE PRICE

**\$1.1M**

-4% YoY

### NEIGHBORHOOD BOUNDARIES

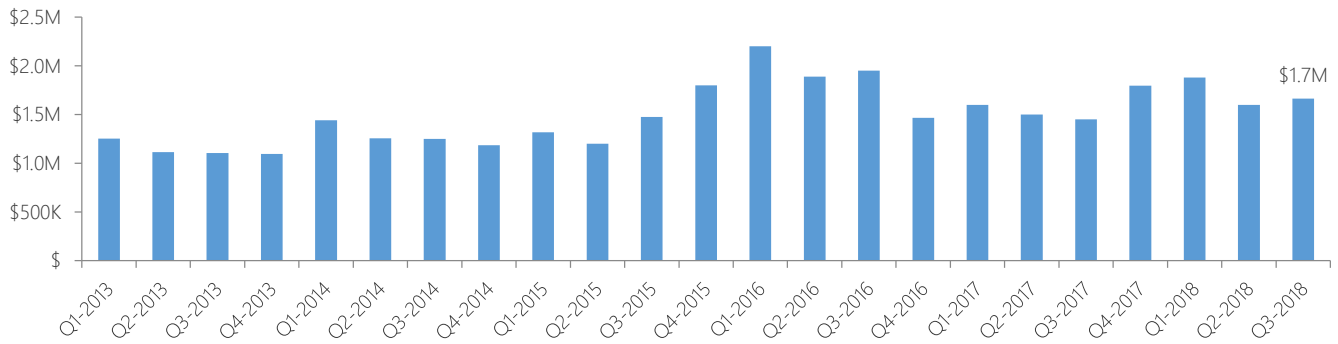


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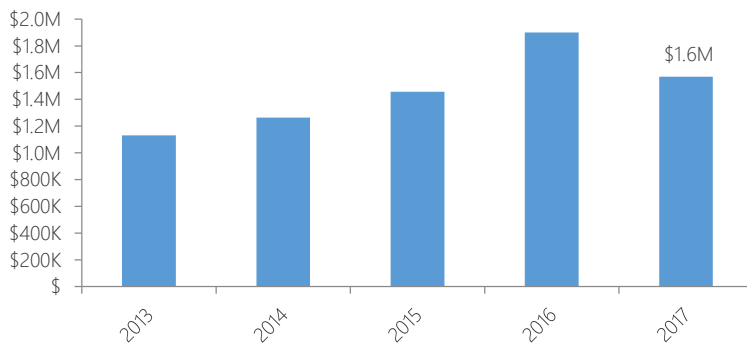


# RESIDENTIAL STATS

## Median Sale Price by Quarter

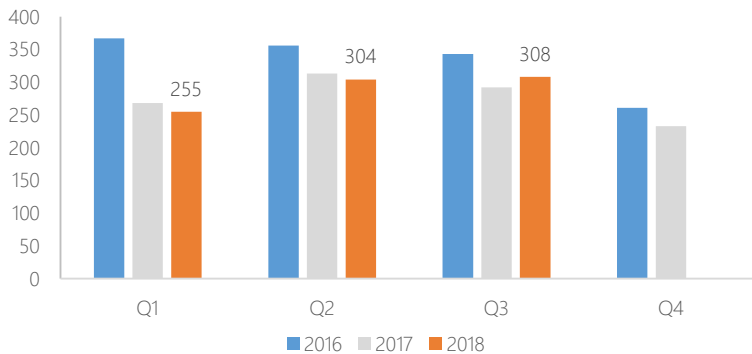


## Median Sale Price by Year



## Number of Transactions

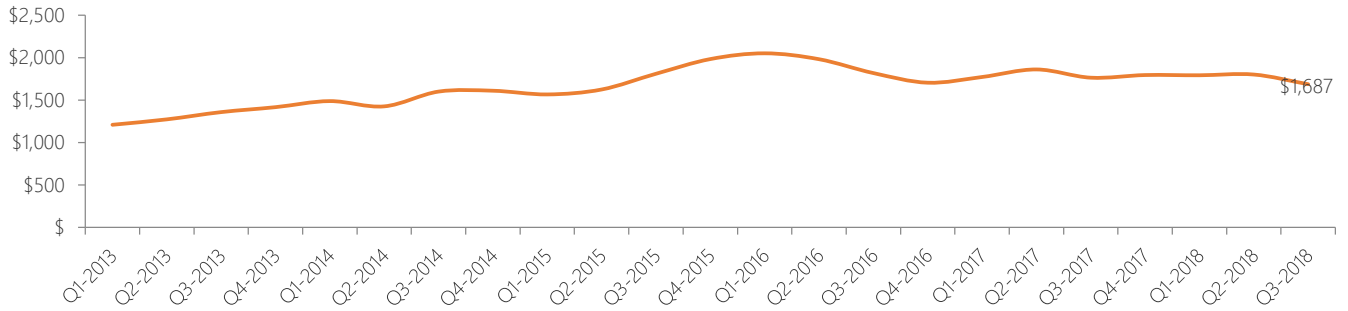
| Quarter | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 |
|---------|------|------|------|------|------|------|
| Q1      | 221  | 258  | 252  | 367  | 268  | 255  |
| Q2      | 346  | 303  | 284  | 356  | 313  | 304  |
| Q3      | 423  | 343  | 337  | 343  | 292  | 308  |
| Q4      | 331  | 265  | 321  | 261  | 233  |      |



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## Median Sale Price per Square Foot

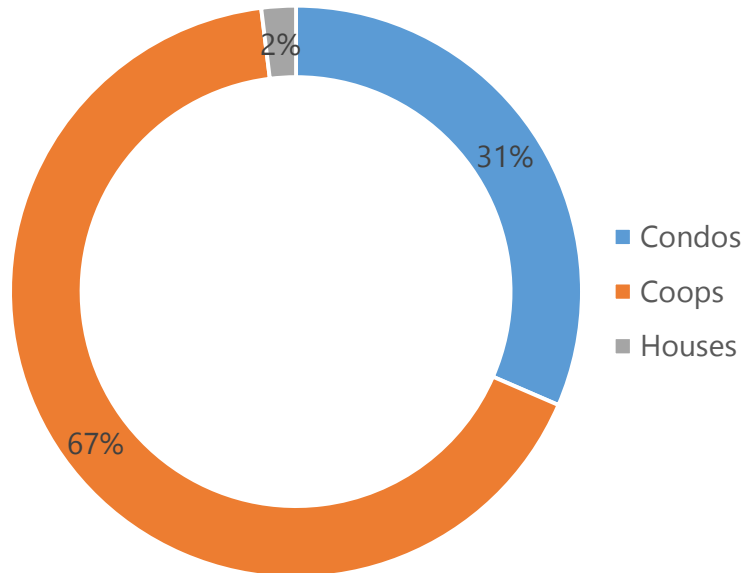


## RESIDENTIAL SALES BREAKDOWN

### Type of Residential Properties Sold

| Property Type | Median sale price | Y-o-Y | Median sale price/sqft | Y-o-Y | Transactions |
|---------------|-------------------|-------|------------------------|-------|--------------|
| Condos        | \$3,935,000       | 25%   | \$1,967                | -8%   | 97           |
| Coops         | \$1,100,000       | -8%   | \$1,445                | -3%   | 205          |
| Houses        | \$20,350,000      | 114%  | \$3,728                | 15%   | 6            |

### Number of Sales by Building Type



## TOP 100 TRANSACTIONS

| Address              | BBL          | Sale date | Sale price   | Property type | Sqft  |
|----------------------|--------------|-----------|--------------|---------------|-------|
| 160 Leroy St #PHN    | 1-00601-1355 | 23-Jul-18 | \$43,503,250 | Condo         |       |
| 37 W Tenth St        | 1-00574-0063 | 11-Jul-18 | \$37,200,000 | House         | 6,253 |
| 152 Elizabeth St #PH | 1-00478-1208 | 12-Jul-18 | \$29,950,000 | Condo         |       |
| 160 Leroy St #PHS    | 1-00601-1356 | 24-Aug-18 | \$28,000,000 | Condo         |       |
| 583 Broadway #PH     | 1-00512-1221 | 16-Jul-18 | \$26,500,000 | Condo         | 3,256 |
| 18 Grove St          | 1-00585-0023 | 17-Jul-18 | \$24,500,000 | House         | 3,840 |
| 38 Prince St         | 1-00494-0022 | 30-Aug-18 | \$21,000,000 | House         | 8,069 |
| 688 Broadway #PH     | 1-00531-1417 | 16-Aug-18 | \$20,950,494 | Condo         |       |
| 160 Leroy St #14BN   | 1-00601-1352 | 10-Aug-18 | \$20,120,000 | Condo         |       |
| 26 Downing St        | 1-00527-0013 | 25-Jul-18 | \$19,700,000 | House         | 4,650 |
| 160 Leroy St #14AS   | 1-00601-1354 | 27-Aug-18 | \$16,804,375 | Condo         |       |
| 160 Leroy St #12AS   | 1-00601-1353 | 28-Aug-18 | \$15,500,000 | Condo         |       |
| 52 Wooster St #PH    | 1-00475-1705 | 17-Aug-18 | \$13,825,013 | Condo         |       |
| 93 Greene St #PHA    | 1-00500-1126 | 5-Sep-18  | \$13,550,000 | Condo         | 1,725 |
| 209 Sullivan St #THD | 1-00539-1104 | 31-Jul-18 | \$13,250,000 | Condo         |       |
| 160 Leroy St #12AN   | 1-00601-1349 | 9-Aug-18  | \$12,900,000 | Condo         |       |
| 40 Leroy St          | 1-00582-0031 | 25-Jul-18 | \$11,750,000 | House         | 3,650 |
| 65 W 13th St #6F     | 1-00577-1141 | 14-Sep-18 | \$10,750,000 | Condo         | 4,584 |
| 65 W 13th St #6E     | 1-00577-1141 | 14-Sep-18 | \$10,750,000 | Condo         | 4,584 |
| 160 Leroy St #11BN   | 1-00601-1345 | 17-Jul-18 | \$10,750,000 | Condo         |       |
| 100 Barrow St #7B    | 1-00605-0001 | 28-Sep-18 | \$10,750,000 | Coop          | 4,447 |
| 58 W Ninth St        | 1-00572-0013 | 14-Sep-18 | \$10,630,000 | House         | 3,944 |
| 147 Waverly Pl #7    | 1-00593-1113 | 2-Jul-18  | \$10,500,000 | Condo         | 3,429 |
| 160 Leroy St #10BN   | 1-00601-1339 | 10-Jul-18 | \$10,500,000 | Condo         |       |
| 42 Crosby St #2S     | 1-00483-1103 | 17-Jul-18 | \$8,451,475  | Condo         |       |
| 40 Mercer St #37     | 1-00474-1536 | 25-Sep-18 | \$8,350,000  | Condo         | 2,206 |
| 160 Leroy St #10BS   | 1-00601-1342 | 3-Jul-18  | \$8,098,338  | Condo         |       |
| 30 E Tenth St #12NS  | 1-00561-0009 | 13-Aug-18 | \$8,025,000  | Coop          |       |
| 10 Sullivan St #5B   | 1-00490-1113 | 29-Aug-18 | \$8,000,000  | Condo         |       |
| 129-131 Greene St #3 | 1-00514-1203 | 24-Jul-18 | \$7,975,000  | Condo         | 3,731 |
| 114-116 Greene St #8 | 1-00499-1212 | 18-Sep-18 | \$7,960,000  | Condo         | 1,400 |
| 40 Bond St #5A       | 1-00530-1510 | 2-Aug-18  | \$7,400,000  | Condo         | 2,617 |
| 40 Mercer St #23     | 1-00474-1522 | 10-Jul-18 | \$7,350,000  | Condo         | 2,476 |
| 275 W Tenth St #3B   | 1-00631-1213 | 26-Jul-18 | \$7,229,575  | Condo         |       |
| 160 Leroy St #11AN   | 1-00601-1344 | 11-Jul-18 | \$7,168,038  | Condo         |       |
| 160 Leroy St #10AN   | 1-00601-1338 | 19-Jul-18 | \$7,067,125  | Condo         |       |
| 420 W Broadway #PHB  | 1-00502-0004 | 16-Aug-18 | \$7,000,000  | Coop          | 3,593 |
| 80-82 Greene St #5A  | 1-00485-0012 | 4-Sep-18  | \$7,000,000  | Coop          |       |
| 285 Lafayette St #4E | 1-00510-1015 | 1-Aug-18  | \$6,500,000  | Condo         | 3,285 |
| 160 Leroy St #7AN    | 1-00601-1320 | 9-Aug-18  | \$6,400,000  | Condo         |       |
| 160 Leroy St #4AN    | 1-00601-1301 | 16-Aug-18 | \$6,400,000  | Condo         |       |
| 56-62 Cooper Sq #10B | 1-00544-1023 | 28-Aug-18 | \$6,350,000  | Condo         | 2,868 |
| 99 Jane St #2H       | 1-00642-1117 | 9-Jul-18  | \$6,200,000  | Condo         | 1,790 |
| 30-36 Crosby St #M2  | 1-00473-1102 | 7-Sep-18  | \$6,050,000  | Condo         | 3,009 |
| 152 Elizabeth St #2W | 1-00478-1203 | 30-Aug-18 | \$5,956,088  | Condo         |       |
| 160 Leroy St #11CS   | 1-00601-1348 | 26-Jul-18 | \$5,629,081  | Condo         |       |
| 14-16 Wooster St #3  | 1-00229-0013 | 27-Sep-18 | \$5,575,000  | Coop          | 3,769 |
| 160 Leroy St #10CS   | 1-00601-1343 | 9-Jul-18  | \$5,450,000  | Condo         |       |
| 505 Greenwich St #2D | 1-00594-1309 | 1-Aug-18  | \$5,350,000  | Condo         | 2,371 |
| 160 Leroy St #6BN    | 1-00601-1314 | 7-Sep-18  | \$5,250,000  | Condo         |       |



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| Address                  | BBL          | Sale date | Sale price  | Property type | Sqft  |
|--------------------------|--------------|-----------|-------------|---------------|-------|
| 311 W Broadway #TOWN2    | 1-00228-1204 | 31-Aug-18 | \$5,250,000 | Condo         | 2,884 |
| 160 Leroy St #11CN       | 1-00601-1346 | 20-Jul-18 | \$5,145,413 | Condo         |       |
| 688 Broadway #4B         | 1-00531-1407 | 6-Aug-18  | \$4,887,600 | Condo         |       |
| 160 Leroy St #10CN       | 1-00601-1340 | 12-Jul-18 | \$4,868,400 | Condo         |       |
| 11 Fifth Ave #10M        | 1-00566-0001 | 1-Aug-18  | \$4,400,000 | Coop          | 2,100 |
| 41 Greene St #4          | 1-00475-0053 | 23-Aug-18 | \$4,250,000 | Coop          | 3,200 |
| 111 Barrow St #7C        | 1-00603-0037 | 20-Sep-18 | \$4,200,000 | Coop          |       |
| 84 Mercer St #3B         | 1-00484-0001 | 23-Aug-18 | \$4,200,000 | Coop          |       |
| 43 Clarkson St #3B       | 1-00601-1208 | 14-Sep-18 | \$4,150,000 | Condo         | 2,582 |
| 100 Barrow St #10A       | 1-00605-0001 | 31-Jul-18 | \$4,150,000 | Coop          | 1,779 |
| 712 Broadway #8          | 1-00545-0008 | 9-Aug-18  | \$4,047,500 | Coop          |       |
| 59 Barrow St #3          | 1-00587-0044 | 27-Jul-18 | \$4,012,500 | Coop          | 2,350 |
| 40 Bond St #5B           | 1-00530-1511 | 2-Aug-18  | \$4,000,000 | Condo         | 1,382 |
| 311 W Broadway #6A       | 1-00228-1256 | 3-Aug-18  | \$4,000,000 | Condo         | 2,219 |
| 90 Prince St #4A         | 1-00498-1006 | 19-Jul-18 | \$3,950,000 | Condo         | 1,200 |
| 473 Broadway #4W         | 1-00474-1407 | 27-Aug-18 | \$3,935,000 | Condo         | 1,907 |
| 2 Fifth Ave #11DE        | 1-00551-0001 | 27-Sep-18 | \$3,850,000 | Coop          |       |
| 652 Broadway #9          | 1-00529-0005 | 13-Aug-18 | \$3,850,000 | Coop          |       |
| 225 Lafayette St #12B    | 1-00481-1135 | 26-Sep-18 | \$3,835,000 | Condo         | 2,154 |
| 311 W Broadway #6B       | 1-00228-1257 | 5-Sep-18  | \$3,820,000 | Condo         | 2,154 |
| 11 Fifth Ave #17C        | 1-00566-0001 | 10-Aug-18 | \$3,800,000 | Coop          |       |
| 2 Bleecker St #4         | 1-00521-1404 | 25-Jul-18 | \$3,600,000 | Condo         | 1,862 |
| 225 Lafayette St #4D     | 1-00481-1107 | 30-Aug-18 | \$3,500,000 | Condo         | 1,661 |
| 505 Greenwich St #1A     | 1-00594-1302 | 24-Jul-18 | \$3,325,000 | Condo         | 1,921 |
| 34 E Tenth St #7W        | 1-00561-0012 | 16-Jul-18 | \$3,325,000 | Coop          |       |
| 45 Christopher St #6E    | 1-00610-1045 | 31-Jul-18 | \$3,310,125 | Condo         | 1,200 |
| 178 Bleecker St #6F      | 1-00526-1207 | 27-Jul-18 | \$3,309,313 | Condo         |       |
| 28 E Tenth St #3H        | 1-00561-1126 | 17-Aug-18 | \$3,300,000 | Condo         | 1,534 |
| 1 Morton Sq #11AW        | 1-00602-1059 | 11-Jul-18 | \$3,300,000 | Condo         | 1,693 |
| 292 Lafayette St #7E     | 1-00510-0037 | 15-Aug-18 | \$3,300,000 | Coop          |       |
| 28 E Tenth St #4H        | 1-00561-1135 | 9-Aug-18  | \$3,300,000 | Condo         | 1,534 |
| 114 Spring St #6         | 1-00485-0018 | 11-Sep-18 | \$3,150,000 | Coop          | 2,130 |
| 160 Leroy St #10AS       | 1-00601-1341 | 19-Jul-18 | \$3,131,538 | Condo         |       |
| 46 Great Jones St #7     | 1-00531-0048 | 8-Aug-18  | \$3,100,000 | Coop          |       |
| 1-7 Fifth Ave #12G       | 1-00550-0022 | 2-Aug-18  | \$3,100,000 | Coop          |       |
| 722 Broadway #4          | 1-00545-0013 | 21-Sep-18 | \$3,061,500 | Coop          | 2,208 |
| 160 Leroy St #9AS        | 1-00601-1335 | 10-Aug-18 | \$3,018,000 | Condo         |       |
| 463 Broome St #2         | 1-00474-0009 | 11-Jul-18 | \$3,000,000 | Coop          |       |
| 40-56 University Pl #8GE | 1-00567-0019 | 17-Jul-18 | \$2,995,000 | Coop          |       |
| 139 W 13th St #4         | 1-00609-0164 | 10-Jul-18 | \$2,925,000 | Coop          |       |
| 37 W Twelfth St #9F      | 1-00576-0025 | 25-Jul-18 | \$2,900,000 | Coop          |       |
| 23 E Tenth St #412       | 1-00562-0001 | 26-Jul-18 | \$2,850,000 | Coop          |       |
| 15 Renwick St #401       | 1-00594-2010 | 3-Aug-18  | \$2,835,000 | Condo         |       |
| 132-140 Greene St #2R    | 1-00513-0003 | 24-Jul-18 | \$2,790,000 | Coop          |       |
| 480 Broome St #3         | 1-00486-0038 | 17-Jul-18 | \$2,750,000 | Coop          |       |
| 31 W Twelfth St #4E      | 1-00576-0056 | 6-Aug-18  | \$2,700,000 | Coop          | 1,600 |
| 20 E Ninth St #11C       | 1-00566-0018 | 12-Sep-18 | \$2,700,000 | Coop          |       |
| 8 Union Sq S #4B         | 1-00571-1607 | 8-Aug-18  | \$2,698,363 | Condo         | 1,414 |
| 74 Fifth Ave #9B         | 1-00577-0042 | 6-Aug-18  | \$2,695,000 | Coop          |       |
| 75-87 Grand St #5E       | 1-00229-0022 | 28-Aug-18 | \$2,675,000 | Coop          | 1,950 |



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